



Seahaven

Port La Salle | Bouldnor | Yarmouth | Isle of Wight | PO41 0YP

FINE & COUNTRY

Seller Insight

“ We moved here about 14 years ago and it has been a wonderful family home but our circumstances have changed and we hope another family will be able to enjoy everything this very special home has to offer. We have enjoyed upgrading the property since we have been here by updating the annex, building the conservatory, adding solar panels and installing double glazed windows so it is much warmer and there is less maintenance and cost to run.

Whether you have boating interests, inter-generational requirements or would like to enhance your income, this place could be ideal. We had a motorboat and also rented out the annex, which can attract very high returns, particularly during the summer months and with the sailing fraternity. It is very quiet and peaceful and we are surrounded by farmland and the Bouldnor Forest Nature Reserve with its prehistoric past and where you can enjoy a pleasant walk.

It is only a mile to Yarmouth which, as well as the ferry port and marina, also includes a 16th century castle, a Grade II listed pier that provides views across The Solent and restaurants, bars and individual shops. There is also nearby Tapnell Park and Fort Victoria Park.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Seahaven

Port la Salle is a very prestigious private enclave of fascinating properties along the edge of the Solent, select homes having their own jetty, including the elegant Seahaven. This delightful property is part of what was originally a large estate built for an aristocratic and wealthy family as their 'holiday home' in 1880 and includes a self-contained annex and a gorgeous indoor swimming pool complex as well as many period features, such as high ceilings and period windows. As the property is not listed the owners were able to replace the original sash windows with double glazed replicas.

The house is approached through a pair of tall wrought iron electric gates that lead to a vast frontage where you can park up to 10 cars and there is also an oak framed car port. A detached Gate House sits within the frontage, and ideal home office space if required. The entrance hall provides access to the two main reception rooms including the light and bright triple aspect lounge with its virtually floor to ceiling windows, attractive feature fireplace and multi-pane French doors to the kitchen and to the impressive conservatory. The spacious dining room is ideal for those more formal occasions and family celebrations and it also has French doors to the kitchen and the bespoke conservatory. This was built by Firth of Stocksbridge and provides plenty of additional seating and dining space as well as lovely views over the garden and the Solent. The kitchen has a Smeg cooker, attractive units housing a dishwasher and a free-standing fridge freezer and the ground floor also includes a utility room with laundry facilities and a cloakroom as well as the annex. This has an independent entrance through French doors from the garden into another conservatory that provides a bright seating area with steps up to the fitted kitchen area with a built-in cooker. There is also a shower room and a double bedroom as well as a 'snug' or second bedroom so is ideal for adult children, elderly relatives or as a very lucrative holiday or long term let.

The attractive galleried landing with feature archways provides access to the family bathroom and four double bedrooms with lovely views including the guest room with an en suite shower. The spacious main bedroom suite has a large dressing room, a stunning en suite dual aspect bathroom with a bath, separate shower, twin basins, a bidet and a sauna as well as a dual aspect study that could always be another bedroom/nursery.

Outside the detached swimming pool complex includes a large, heated pool, feature brick walls, a pine clad ceiling, a shower and toilet as well as the pump room and three sets of bi-fold doors that open on to the wraparound terrace that provides plenty of space for al fresco dining. There is a lawn bordered by mature trees and shrubs with a central flower bed as well as a pathway and steps down to the jetty that passes a charming summerhouse that provides delightful views over the jetty and the Solent. The jetty includes a hoist and runners that enable boats to be moved in and out of the water and an adjacent boathouse provides useful storage. The home also owns the rights to a deep water mooring in the Solent.





ANNEXE





Travel Information

1.3 miles from Yarmouth to Lymington Ferry Terminal
 12.1 miles from West Cowes to Southampton Ferry Terminal
 13.6 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Freshwater Golf Club, Freshwater	4.3 miles
Yarmouth Sailing Club, Yarmouth	1.3 miles
West Wight Sports Centre, Freshwater	3.8 miles
1Leisure Medina, Newport	9.8 miles

Healthcare

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
Yarmouth Surgery, Yarmouth	01983 758998
Medina Healthcare, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(8.5 miles) 01983 822099

Education

Primary Schools	
Freshwater Early Years Centre, Freshwater	01983 755287
St Saviour RC Primary School, Totland	01983 752175
Yarmouth CE Primary School, Yarmouth	01983 760345
Shalfleet CE Primary School, Shalfleet	01983 760269
Hunnyhill Primary School, Newport	01983 522506

Secondary Schools/Colleges	
Christ The King College, Newport	01983 537 070
Carisbrooke College, Newport	01983 524651
Medina College, Newport	01983 526523
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde School with Upper Chine (Private), Ryde	01983 562229
Isle of Wight College, Newport	01982 526631

Assisted Learning Schools:	
Medina House School, Newport	01983 522 917
St. Georges School, Newport	01983 524 634
St Catherine's School, Ventnor	01983 852722

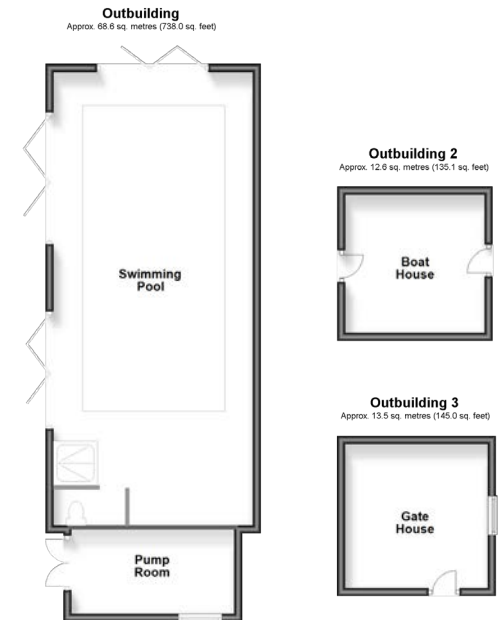
Entertainment

Restaurants / Bars
 The Hut, Colwell Bay
 The Waterfront Bar & Restaurant, Totland
 Horse & Groom, Ningwood
 New Inn, Shalfleet
 On the Rocks, Yarmouth
 Off The Rails, Yarmouth
 The Wheatsheaf, Yarmouth
 Salty's, Yarmouth

These bars and restaurants are available within a 20-minute drive of this home

Local Attractions / Landmarks

Carisbrooke Castle, Carisbrooke
 Fort Victoria, Yarmouth
 Yarmouth Castle, Yarmouth
 The Needles Pleasure Park, Alum Bay
 The Needles Old Battery & New Battery, Alum Bay
 Dimbola Museum & Galleries, Freshwater
 Tapnell Farm Park, Yarmouth
 Farringford House (Home of Lord Tennyson), Freshwater



Council Tax Band: G
Tenure: Freehold



GROUND FLOOR

Entrance Hall	
Cloakroom	
Lounge	26'5 x 16' at widest points
Dining Room	22'2 x 10'9
Kitchen	15'3 x 7'3
Conservatory	33'1 x 9'6 extending to 15'2
Annex Lounge	15'2 x 12'10 at widest points
Annex Kitchen	10'3 x 7'3
Annex Snug	10'7 x 6'10
Annex Bathroom	
Annex Bedroom 1	15'7 x 9'

FIRST FLOOR

Galleried Landing	
Bedroom 1	14'8 x 11'2
En-Suite Shower / Bathroom	14'4 x 8'10
Dressing Room	8'1 x 7'4
Study	11'3 x 8'1
Bedroom 2	15'8 x 12'1 at widest points
En-Suite Shower Room	6'4 x 3'10
Bedroom 3	11'2 x 10'8
Bedroom 4	10'8 x 10'4
Family Bathroom	7'11 x 7'

OUTSIDE

Gated Driveway	
Extensive Parking	
Car Port	
Swimming Pool Complex	38'3 x 16'7
Pump Room	
Rear Garden	
Summer House	
Private Jetty	
Deep Sea Mooring	
Gate House	12'1 x 12'
Boat House	11'8 x 11'7

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 11.08.2023





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