



Price

£575,000  
Freehold

Port La Salle, Bouldnor, Yarmouth, Isle of Wight, PO41

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1.1 miles from Yarmouth to Lymington Ferry  
12 miles from West Cowes to Southampton Ferry  
13.5 miles from Fishbourne to Portsmouth Ferry

Built in 1882, this historic former lodge house of the Carnarvon Estate offers spacious single-storey living near Yarmouth. Boasting four bedrooms, wraparound gardens, and potential for extension, it's ideal for families.



Original detached Lodge house to Carnarvon Estate

Two allocated parking spaces to the rear

En-suite to main bedroom as well as a family bathroom

Beautiful wrap around gardens

Large lounge with separate dining room

Prime position on the outskirts of Yarmouth





Originally the Lodge house to the renowned Camarvon Estate, built in 1882, steeped with history and located in a prime position on the outskirts of the sailing town of Yarmouth.

The property is spacious with a large L-shaped lounge with dual aspect windows and double doors leading out to impressive wrap around gardens, stocked with an array of mature trees and shrubs and scope to extend or create a garage or boat store, subject to planning permission. The single storey property has four bedrooms, one enjoying ensuite facilities, the other three bedrooms benefitting from a family bathroom. There is also a study or snug located off the main hall, allowing a peaceful retreat overlooking the well-stocked front gardens. The kitchen provides space for a breakfast table with a useful utility room, accessed via the rear lobby. Parking is provided in an allocated space at the rear of the property with plenty of potential to create more if required.

Located in a small hamlet on the outskirts of Yarmouth, and therefore enjoys the benefits of living in a quiet, friendly

community, with all the conveniences of a small – the UK's second smallest - town within walking distance. Yarmouth is steeped in history and there is no better place to explore this than the infamous Yarmouth castle – built by Henry VIII in 1597 to fortify the Solent and now in the care of English heritage.

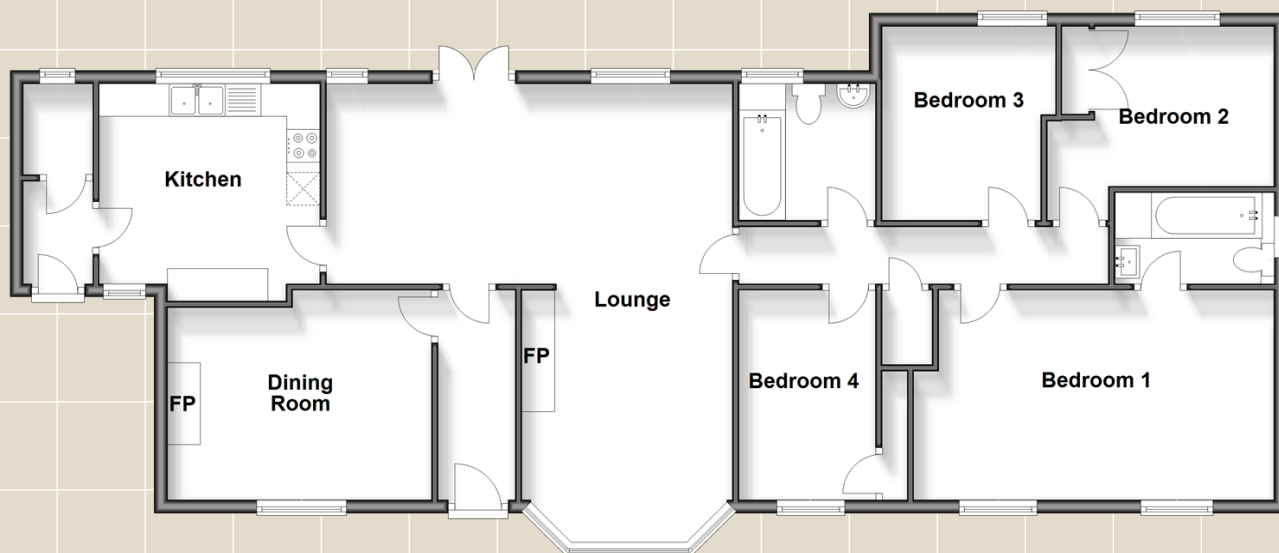
Despite being small, Yarmouth has lots to offer, particularly if you enjoy dining out in gorgeous surroundings. There are three traditional pubs to choose from, all serving quality food and drinks. There are two high end restaurants including the award-winning Railway Restaurant, a former train station and has views of the outstanding natural beauty of the Yarmouth marshes and Mill Copse. There is also a fish and chip takeaway like no other – The Blue crab – where you can enjoy a vast selection of outstanding, locally caught seafood including fresh, Yarmouth crab. There are also two friendly local cafes for a more casual dining experience. And for eating in there is a convenient grocery store with extended opening hours.

## What the owner says...

"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.

There are countless country walks in the area, but none quite as impressive as Tennyson Down - named after the famous, local poet Alfred Lord Tennyson – which affords some of the best views of the island. Yarmouth is well served by public transport with buses running to Newport, Alum Bay and everywhere in between."

**Ground Floor**  
Approx. 119.3 sq. metres (1284.3 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ  
isleofwight@fineandcountry.com

**London office**

121 Park Lane, Mayfair, London, W1K 7AG

