



Price

£575,000  
Freehold

Farthings Way, Totland Bay, Isle Of Wight,  
PO39



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3 miles from Yarmouth to Lymington Ferry  
15.6 miles from West Cowes to Southampton Ferry  
17 miles from Fishbourne to Portsmouth Ferry

This versatile and well-presented property offers a unique opportunity to acquire a spacious home in a highly desirable location.

Large detached home with self contained annex potential

First floor shower and bathroom

Peaceful location close to amenities

Gated brick paved driveway

Spacious loft room with potential to provide additional accommodation subject to planning

Solar panels with storage batteries, EV smart charging point and smart electric water heating







The property is approached via a gated, brick-paved driveway with ample parking for multiple vehicles. The front garden is fully enclosed with mature hedging, fencing, and well-maintained bordering flower beds, ensuring a sense of seclusion. Upon entering, a spacious tiled porch provides practical storage for coats and shoes, leading into the expansive dining hall. Double doors open onto a side patio, seamlessly connecting indoor and outdoor living spaces. The dual-aspect lounge overlooks the front garden and features a charming brick-built fireplace with an inset gas fire and double-glazed doors to the side garden.

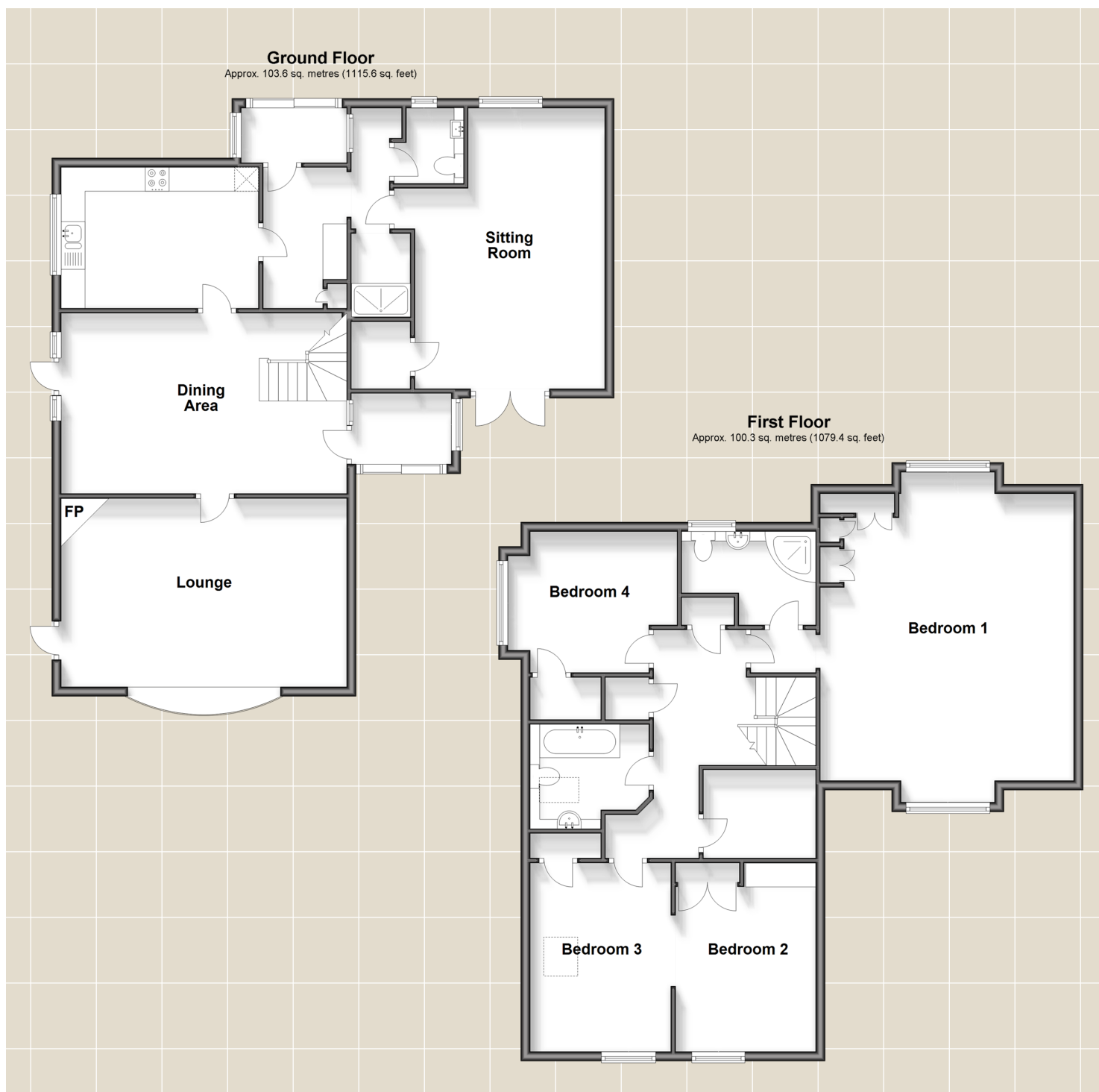
The kitchen is well-appointed with a variety of wall and base units, a Neff self-cleaning electric oven, and a Logik induction hob. A generous utility room offers additional storage and access to a large rear porch leading to the garden. Adjoining this is a modern shower room and separate cloakroom. A converted garage now serves as a bright, dual-aspect sitting room with double doors opening onto a covered front patio. This space has

excellent potential to be transformed into a self-contained annex with level access. Upstairs, a spacious landing leads to four well-proportioned bedrooms. An airing cupboard houses smart electric water heating. The principal bedroom is a substantial, dual-aspect space with delightful views and a shower room en-suite. A large storage room features a staircase leading to a generous loft room, complete with Velux windows, offering potential for an additional bedroom or hobby space.

The beautifully maintained gardens wrap around the property, ensuring privacy with full fencing. Various seating areas, including a large patio off the dining hall, provide ample space for outdoor relaxation. The home is also equipped with solar panels and an electric car charging point, enhancing its energy efficiency. This versatile and well-presented property offers a unique opportunity to acquire a spacious home in a highly desirable location.

## What the owner says...

"Nestled in a peaceful unmade road in the charming village of Totland, this substantial detached home offers a blend of privacy, convenience, and scenic surroundings. With direct access to picturesque countryside walks and the stunning Totland Bay, the property is also within easy reach of local shops and amenities. The nearby town of Freshwater provides further conveniences, including a range of amenities to include a doctor's surgery, a sports centre, and a large superstore."



For directions to this property please contact us.

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

**Cowes on 01983 520000**

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