

SPENCE WILLARD



Mistlewood, Church Hill, Totland Bay, Isle of Wight, PO39 0EX

A substantial and recently upgraded five bedroom detached house occupying an enviable plot with delightful sea views to the rear and set in good sized gardens offering ample gated parking for several cars and a garage.

VIEWING

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DESCRIPTION

Extensively modernised by the current owners in the last 2-3 years, this five bedroom home nestles off Church Hill in a secluded spot at the top of a private close. The substantial and recently upgraded detached house provides gated parking for several cars and a generous garage.

A double-glazed porch with tiled floor gives access to the elegant entrance hall. Double doors open into a spacious living room with large windows onto the patio and back garden with sea views. The dining area is open plan to a newly fitted kitchen, also with sea views. The rear conservatory provides generous light for the back of the house. At the front of the house is a large room currently used as a bedroom, opposite which is a WC with low-access shower.

Moving upstairs the master bedroom has views and an ensuite. Bedrooms 2 (double) & 4 (single) share far reaching sea views to Bournemouth and bedrooms 3 and 4 (both double) see southwest to Old Harry Rocks

Outside, the front garden offers parking, a lawned area close to the house and a greenhouse. Varied mature shrubs make up a boundary hedge. Gated paths down both sides of the house access the rear gardens which are designed for low maintenance. Various sea views are to be had in different parts of the back garden. A private gate leads to Turvill's Field.

LOCATION

Situated off Church Hill, this property is located within a small private cul-de-sac set back from the main road. Mistlewood is at the far end, accessed via its own private gated entrance. Wonderful countryside walks are in all directions. A convenience shop, post office and bus stop are less than a 5 minute walk away in Totland Bay. The beach and Totland Pier are 5 minutes' walk, easily accessed through a rear gate onto Turvill's Field which is a small quiet nature reserve. Freshwater Village with baker, butcher, fishmonger and larger supermarket outlets is 5 minutes' drive. Yarmouth is the nearest ferry terminal, 10 minutes' drive away with regular sailings to and from Lymington.

ENTRANCE PORCH

A useful porch with tiled floor and some shelving with second door into:

ENTRANCE HALL

3.896 x 3.671 (12'9" x 12'1")

The hall enjoys plenty of natural light and has a bespoke staircase to the first floor, a deep cloak/ storage room and doors off to:

LIVING ROOM

6.371 x 3.671 (20'11" x 12'1")

A well-proportioned room benefitting from dual aspect windows and glazed doors to rear patio abutting the back garden with views of the sea and summer sunsets. Modern gas fire.

KITCHEN

4.269 x 3.260 (14'0" x 10'8")

A recently fitted kitchen with a good range of floor and wall mounted units with work surfaces over and inset sink and drainer. Built-in appliances include a five-burner gas hob with extraction over, a double oven, fridge, freezer, dishwasher and washing machine. The window has sea views and looks out over the rear garden. Door to the rear patio. It is open plan to the dining area:

DINING AREA

3.063 x 3.869 (10'1" x 12'8")

Offering room for a family size table and chairs with glazed door to:

CONSERVATORY

3.210 x 3.176 (10'6" x 10'5")

A great space to sit and enjoy the natural light or for entertaining. Double patio doors to the garden.

BEDROOM 5

4.19 x 3.46 (13'9" x 11'4")

The current owners have created a good size double bedroom ideal for guests or a permanent bedroom, but this room could be used for any purpose.

SHOWER ROOM

Upgraded and providing a large low-level shower, WC and wash hand basin ideal for guests and bedroom 5.

FIRST FLOOR GALLERIED LANDING

Accessed via stairs to and from the entrance hall with built in airing cupboard and doors off to:

BEDROOM 1

4.771 x 3.485 (15'8" x 11'5")

A good size double room with wide sea views, built-in wardrobes and storage plus access to:





EN-SUITE SHOWER ROOM

Comprising a shower, WC, fitted unit with wash hand basin and storage.

BEDROOM 2

3.709 x 3.471 (12'2" x 11'5")

A dual aspect double bedroom with far-reaching sea views to both the side and rear. Built-in wardrobes and shelving.

BEDROOM 3

4.183 x 3.469 (13'9" x 11'5")

Another double bedroom with views to the front and side aspects and built-in wardrobe space.

BEDROOM 4

2.831 x 2.365 (9'3" x 7'9")

A single bedroom with sea views to the rear, recently used as a study.

FAMILY BATHROOM

Updated and comprising a bath with shower over, WC and wash hand basin.

GARAGE

5.179 x 4.264 (17'0" x 14'0")

The garage has an electrically operated up and over door also pedestrian access to the side. There is power, light and water with a sink, workbench and ground and roof space storage.

OUTSIDE

To the front there is off road parking and a turning area which is accessed via a wood gate. The rest of the front garden comprises a gravelled area, paving, lawn, borders, shrubs, trees and a greenhouse. There is gated access down both sides of the house to the rear garden which has been designed for low maintenance with lawn, raised beds and a patio. There is an outside electrical socket and a water tap. The rear garden has a range of sea and countryside views. A planter separates a working space at the bottom of the garden which has a composting area, shed and private access to Turvill's field ideal for those with a dog.

TENURE

Freehold

COUNCIL TAX

Band F

EPC

Rating C

VIEWING

Strictly by appointment with the selling agents, Spence Willard.





Mistlewood



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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