

SPENCE WILLARD



Westlands House, Westlands, Totland Bay, Isle of Wight

A deceptively spacious detached 5 bedroom family sized home located within easy reach of the shops in Freshwater and the beaches in Totland and Colwell Bays.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



The property features well proportioned rooms and offers versatile space for a variety of uses. There is a generous reception hall with attractive woodblock flooring, together with a large lounge featuring a recessed fireplace with fitted wood burner. A generous dining room links through to a well appointed kitchen with walk-in larder. Leading off the kitchen is a useful utility room with a WC. In addition, there is a study, cloakroom and a ground floor double bedroom with a small garden room leading off. To the first floor there is a spacious landing with four double bedrooms off and a large family bathroom. Bedroom 1 also features a staircase leading off to the sizeable loft space which could offer further accommodation if required, subject to planning/building regulation approval. The windows are double glazed and the accommodation is heated by a gas central heating system with a recently replaced boiler (2024). Outside, the enclosed gardens are mainly to the sides and front and offer a good degree of privacy and feature a good sized lawn, a paved patio area as well as a variety of useful timber outbuildings. There is also a driveway providing off road parking for two cars.

LOCATION

Situated between the village centres of Freshwater and Totland Bay, the property provides convenient access to the facilities in both as well as being within a mile of the popular beaches in Colwell and Totland Bays. In addition, the excellent sailing facilities in Yarmouth and car ferry terminal, approximately ten minutes drive, provides access to the mainland where there are rail links to London from Lymington adding to the property's convenience as either a permanent or second home.

RECEPTION HALL

2.25m x 6.75m plus l'shaped return (7'4" x 22'1" plus l'shaped return)

LOUNGE

6.20m x 6.40m (20'4" x 20'11")

A large double aspect reception room with a fabulous window overlooking the garden and featuring a recessed fireplace with wood burner.

DINING ROOM

3.90m x 3.30m (12'9" x 10'9")

Another generous reception room with a double aspect and leading through to:

KITCHEN

3.30m plus bay x 3.25m (10'9" plus bay x 10'7")

A well appointed space fitted with a good range of cupboards, drawers and work surfaces incorporating a centre island unit and an inset one and half bowl sink unit. In addition, there is a gas range cooker, as well as a wonderful walk-in shelved larder.

UTILITY ROOM

3.30m x 2.95m plus 2.25m recess (10'9" x 9'8" plus 7'4" recess)

A great space and well equipped with a range of storage cupboards, a sink unit and space for a tumble dryer and washing machine. A separate WC leads off.

STUDY

2.50m x 1.65m (8'2" x 5'4")

With an outlook to the rear and door to:

CLOAKROOM

with WC and wash basin.

BEDROOM 5/RECEPTION ROOM

3.60m x 2.95m (11'9" x 9'8")

A good sized double bedroom or additional reception room with an outlook to the side.

GARDEN ROOM

2.15m x 1.55m (7'0" x 5'1")

Accessed off the ground floor bedroom with patio doors out to the rear.

FIRST FLOOR LANDING

A generous area with a built-in storage cupboard

BEDROOM 1

4.70m x 3.85m (15'5" x 12'7")

A large double bedroom with windows overlooking the garden and ample built-in wardrobe cupboards. A door leads off to a neatly concealed staircase leading up to the loft space offering convenient access and further potential for accommodation if required.

BEDROOM 2

4.50m x 3.65m (14'9" x 11'11")

A good sized double bedroom with double aspect and built-in wardrobe cupboards.

BEDROOM 3

5.00m x 3.30m (16'4" x 10'9")

Another good sized double bedroom with built-in wardrobe cupboard.





BEDROOM 4

3.05m x 3.05m (10'0" x 10'0")

A double bedroom with recessed wardrobe and enjoying a double aspect.

BATHROOM

4.40m x 2.10m (14'5" x 6'10")

A large family bathroom with a shower bath with shower over, WC and wash basin, together with a boiler cupboard housing a recently replaced gas boiler.

OUTSIDE

The property features well maintained gardens with a good sized lawn and attractive paved patio terrace enjoying a southerly aspect. The gardens are stocked with a good range of plants, trees and shrubs. Other features include two timber stores in the main garden and a timber workshop to the side/rear. A driveway provides off road parking for two cars and adjacent to this is a small enclosed gravelled area offering another place to sit out.

COUNCIL TAX BAND

E

EPC RATING

C

TENURE

Freehold

POSTCODE

PO39 0DJ

VIEWING

Strictly by appointment with the selling agent Spence Willard.





Westlands House

Approximate Gross Internal Area
2519 sq ft - 234 sq m



FIRST FLOOR



GROUND FLOOR

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.
Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.