

SPENCE WILLARD



Lacey Farmhouse Weston Lane, Totland Bay, Isle of Wight, PO39 0HE

A chain-free ,Grade II listed, thatched three bedroomed house in a semi-rural location with parking, garage,mature gardens and outside detached studio. Updated in more recent times by the current Owners.

VIEWING

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A charming ,thatched detached Grade II Listed house tucked away on the fringes of Totland Bay and Alum Bay. This quintessential country house has been upgraded by the current owners in recent times and has been used for long term letting and as a family home. The house is being offered for sale with no onward chain and briefly comprises a kitchen/dining room ,a utility room, two reception rooms plus three bedrooms, a bathroom and a separate shower room. Moving outside there is a detached studio/potential annexe with mezzanine floor, wood burning stove and oak flooring. Outside there is a garage and parking, outside WC, dry store plus mature gardens.

LOCATION

The farmhouse is in a semi-rural location on the fringes of Totland Bay and Alum Bay with numerous country and coastal walks nearby. The nearest shops can be found locally at Totland Bay with a larger shopping centre at Freshwater some 5-6 minutes drive away. The nearest Ferry to and from mainland UK can be found at Yarmouth with regular crossings via Lymington for both foot and vehicle passengers alike.

HALL

Accessed from the front open covered porch with stairs to first floor and doors off to:

LIVING ROOM

4.380 x 3.350 (14'4" x 10'11")

A good sized room with window to the front overlooking gardens and a fireplace.

SITTING ROOM

4.27m x 3.20m" (14' x 10'6")

Formally used as a separate dining room but currently utilised as a second sitting room with windows to front and rear with fireplace.

KITCHEN/DINING ROOM

4.70m x 4.57m (15'5" x 15')

A good sized kitchen/dining room with room for table and chairs and including a range of cupboards and worktops with inset sink and drainer with space and plumbing for a dishwasher plus a recently purchased range style cooker in the recess of the old fireplace. There is a window to both the front and rear plus door to and from open covered porch. Opening to:

UTILITY ROOM

5.681 x 2.826 narrowing to 2.410 (18'7" x 9'3" narrowing to 7'10")

A good sized utility and boot room with windows to both side and rear, a worksurface areas with inset sink and drainer and plumbing and space for washing machine. Internal door to WC with wash hand basin and window to rear and there is a glazed door to outside courtyard area.

FIRST FLOOR LANDING

Accessed from entrance hall via bespoke staircase and providing with built-in airing cupboard and doors off to:

MASTER BEDROOM

4.650 x 4.527 narrowing to 4.032 (15'3" x 14'10" narrowing to 13'2")

A light and airy large double bedroom with windows to front and rear plus built-in cupboard space.

BEDROOM 2

4.608 x x 2.735 (15'1" x x 8'11")

A double room with built-in wardrobe space and window to the front.

BEDROOM 3

2.988 x 2.284 (9'9" x 7'5")

A light and airy room with window to the front.

BATHROOM

Comprising a bath and pedestal wash hand basin with window to front

SHOWER ROOM

Comprising a walk-in shower, wash hand basin and WC. Window to side.





STUDIO/POTENTIAL ANNEXE

6.990 x 4.259 (22'11" x 13'11")

A great space with mezzanine upper floor, newly fitted oak flooring and feature multi-fuel stove. This detached outbuilding enjoys plenty of natural light from windows in the roof and two other windows with one to the front and one to the side. There is also power and light already installed and has potential for use as a studio, office etc.

GARDENS

To the side there is off road parking with a single garage and drive just opposite on the other side of the lane. There is a courtyard area to the rear and a substantial mature garden to the side and front which is mostly laid to lawn with mature beds, shrubs and trees ideal to enjoy the sunny aspect.

TENURE

Freehold
Grade II Listed

COUNCIL TAX BAND

EPC

Not required as Grade II Listed

VIEWING

Strictly by appointment via Spence Willard Estate Agents in Freshwater.

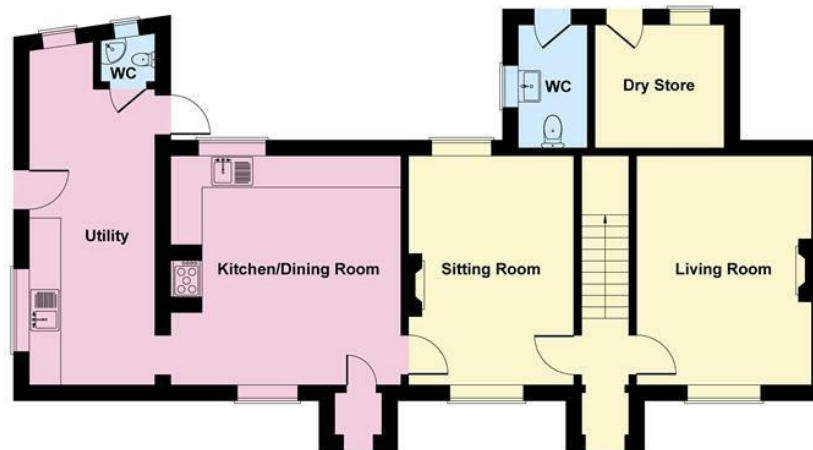




Lacey Farmhouse



FIRST FLOOR



GROUND FLOOR



STUDIO

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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