

SPENCE WILLARD



New Haven, Bay Road, Freshwater Bay, Isle of Wight

Offered 'Chain Free' this spacious and flexible detached 5-6 bedroom chalet style home located in a sought after location in The Bay.

VIEWING

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This spacious and adaptable home offers well-proportioned accommodation with excellent potential to create a ground floor annexe if desired. On the ground floor, there's a generous dual-aspect kitchen/breakfast room at the front, while a large living room at the rear connects to a dining room and a conservatory that opens onto the rear garden. Also on this level are two bedrooms (one currently used as a study), a shower room, utility room, and an integral workshop, which was formerly the garage. Upstairs, there are four good-sized bedrooms. One benefits from an en suite shower room, and there's scope to create a second en suite for Bedroom 1. A further shower room completes the first floor. Outside, the property features gardens to both the front and rear, with ample off-road parking at the front. The large rear garden also includes several useful outbuildings, adding to the home's appeal and practicality.

LOCATION

Set on the desirable Bay Road, New Haven is just a short stroll from Freshwater Bay's beach, where you'll find the newly refurbished Albion Hotel and Restaurant, an 18-hole golf course, and the welcoming Freshwater Gate Café. Scenic footpaths and bridleways nearby lead to miles of stunning downland and coastal walks, showcasing some of the Isle of Wight's most breathtaking views. Within a few minutes' walk are local favourites like Orchard Brothers general store and the popular Piano Café, along with the protected Afton Nature Reserve. The shops and amenities in Freshwater village centre are less than a mile away, while the ferry terminal in the harbour town of Yarmouth is just a 10-minute drive, providing easy access to the mainland.

PORCH

with tiled floor and space for coats and shoes.

ENTRANCE HALL

A good sized space with stairs off and an understairs storage cupboard.

LIVING ROOM

9.20m x 3.90m max (30'2" x 12'9" max)

A very large room overlooking the rear garden and featuring a corner fireplace to one end (not in use). Sliding doors lead to:

CONSERVATORY

3.40m x 3.10m (11'1" x 10'2")

A good sized space in need of renewal but offering fabulous potential to provide further accommodation if required.

DINING ROOM

3.85m x 3.75m (12'7" x 12'3")

Another good sized reception room with an outlook over the rear garden.

KITCHEN/BREAKFAST ROOM

4.55m x 4.00m (14'11" x 13'1")

A bright dual aspect room providing ample space for a table and chairs and fitted with a range of cupboards, drawers and work surfaces incorporating an inset one and half bowl sink unit as well as a ceramic hob with an electric eye level 'Neff' oven alongside.

BEDROOM 5

4.55m x 2.55m max (14'11" x 8'4" max)

A good bedroom with an outlook to one side and featuring a built-in storage cupboard as well as the wall mounted gas central heating boiler.

STUDY/BEDROOM 6

4.00m x 2.35m (13'1" x 7'8")

Another good bedroom overlooking the front garden and doubling up as a useful study.

SHOWER ROOM

2.15m x 1.50m (7'0" x 4'11")

Well appointed with a modern suite comprising a good sized shower cubicle, vanity wash basin and WC.

UTILITY ROOM

4.00m x 2.50m max (13'1" x 8'2" max)

A large and useful area with a sink unit and providing ample space for a washing machine and tumble dryer as well as other freestanding appliances.

WORKSHOP/FORMER GARAGE

4.10m x 2.25m (13'5" x 7'4")

Featuring an external door to the front and providing a good workshop space with potential to be converted back to an integral garage if required.

FIRST FLOOR LANDING**BEDROOM 1**

4.50m x 4.20m max (14'9" x 13'9" max)

A large dual aspect double bedroom featuring a built-in double linen store cupboard. There is access to the eaves area and a door leads to:

POTENTIAL EN SUITE

2.80m x 1.70m (9'2" x 5'6")

Formally a bathroom with work required to make an en suite facility or walk-in wardrobe space if required. Alternatively, this space could be combined with the shower room to make a generous family bathroom.

BEDROOM 2

3.75m max x 3.60m max (12'3" max x 11'9" max)

A good L-shaped double bedroom with an outlook over the rear garden and access to the eaves.

EN SUITE SHOWER ROOM

3.20m x 1.70m (10'5" x 5'6")

Well appointed with suite comprising a WC, vanity wash basin and a corner shower cubicle with an electric shower unit.

BEDROOM 3

3.75m x 3.20m (12'3" x 10'5")

Another good double bedroom with access to the eaves and an outlook over the rear garden.





BEDROOM 4

3.35m x 3.20m (10'11" x 10'5")

A double bedroom with an outlook to the side.

SHOWER ROOM

2.45m x 0.85m (8'0" x 2'9")

Another useful facility in need of some upgrading.

OUTSIDE

To the front is a good area of garden mainly laid to lawn and featuring a block paved driveway providing good off road parking.

The large rear garden is enclosed by fencing and hedging and well stocked with a variety of established plants, trees and shrubs together with a paved patio area and a sun deck. In addition, there is a greenhouse, a garden pond and a large timber workshop/store 4.60m x 4.40m plus separate area 4.60m x 1.65m and featuring power/light offering potential for a separate accommodation (subject to obtaining planning permission).

COUNCIL TAX BAND

E

EPC RATING

C

TENURE

Freehold

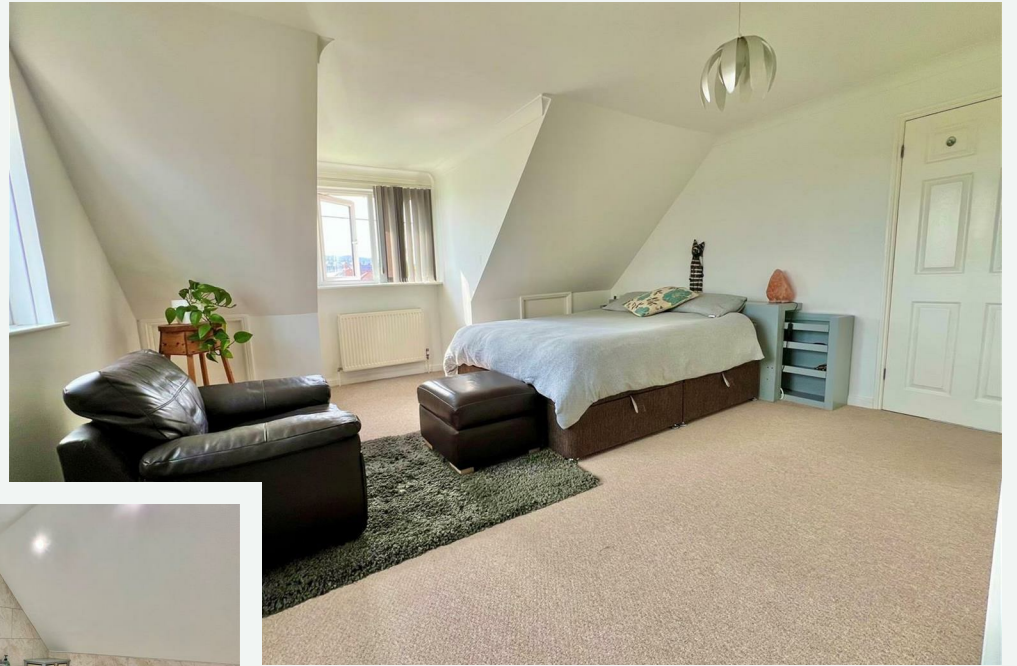
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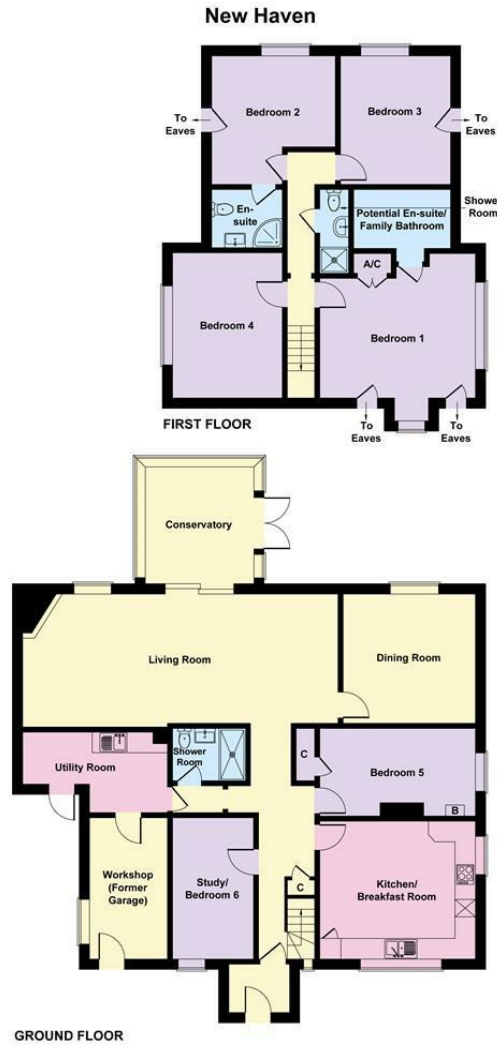
PO40 9QS

VIEWING

Strictly by appointment with the selling agent Spence Willard.







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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