

SPENCE WILLARD



The White House, 57-59 St Johns Road, Newport, Isle of Wight

*A charming period home which has been extensively modernised, close to town with a light and stylish interior, generous garden and garage.*

VIEWING

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**The White House**

This deceptive five bedroom home which is Grade II Listed and dates back to 1823 was renovated and extended in 2015 creating a wonderful kitchen/breakfast room, an ideal entertaining space with bi-fold doors to the garden. Works to the property include a new roof (including timbers), re-wiring, re-plumbing, a new central heating system to include a modern combination boiler, and replacement of all windows to high quality timber windows. A detached timber cabin sits set back in the pretty wrap around gardens, which has provided additional guest space and a superb home office. For added convenience a detached garage is accessed via a private lane at the rear of the property. The property is situated in a sought-after location, within walking distance of the town which has pretty town squares with coffee shops and bars, High Street shops and Town Quay with popular Quay Arts Centre and riverside pub.

**Accommodation**

Covered front door with glazed insert opening to:

**Hallway**

A pleasant entrance with engineered oak flooring. Staircase to first floor with understairs cupboard.

**Sitting Room**

A well-proportioned room with woodburning stove set in chimney breast with period style surround and sealed unit sash window with view to the front terrace.

**Snug**

With beams to ceiling and window overlooking the front terrace.

**Inner Hall**

Built-in understairs cupboard as well as a further built-in storage cupboard. Leading through to:

**Kitchen/Dining Room**

This extension to the original property provides a light and spacious room with bi-fold doors opening to the side garden. Fitted with a cream shaker style kitchen with solid wood worksurfaces incorporating a twin butler sink with mixer tap and tiled surrounds. Including integral dishwasher, gas fired Aga and freestanding cooker. Two windows to the rear elevation and three roof lights provide plenty of natural light. Built-in seating with space for dining table. Opening through to:

**Study/Playroom**

**Utility Room**

Butler sink with mixer tap, solid wood worksurfaces. Plumbing for washing machine, space for tumble dryer. Wall-mounted gas fired boiler.

**Shower Room**

Walk-in glazed shower with rainfall head and riser, period style basin and WC. Heated towel rail and attractive tiled floor.

## First Floor

### Bedroom 1

A good sized double bedroom with sealed unit sash window with distant downland views. Fitted with a range of built-in wardrobes to one wall, one of which conceals the entrance to the:

### Shower Room En-Suite

Fitted with a tiled and glazed cubicle, attractive patterned tiled floor, wash basin and WC.

### Bedroom 2

A double bedroom with triple built-in wardrobes to one wall. Sash window with downland views in the distance.

### Bedroom 3

A double bedroom with triple built-in wardrobes to one wall.

### Family Bathroom

A large bathroom with freestanding clawfoot bath with mixer tap incorporating shower over, large separate shower with rainfall head and riser, hand basin with built-in cupboard beneath and WC. Part-panelled walls, attractive patterned tiled floor and heated towel rail incorporating radiator.

## Second Floor

### Landing

Access to loft space.

### Bedroom 4

A good sized loft room with dormer window overlooking the rear garden. Built-in undereaves wardrobes and cupboards. Feature curved wall.

### Bedroom 5

A large loft room with twin built-in wardrobes and bookshelving. Dormer window overlooking the rear garden.

### Shower Room.

Fitted with a tiled and glazed cubicle with rainfall head and riser, part-panelled walls with tiled floor, wash basin and WC. Velux window.

## Outside

Steps lead up to an elevated terrace with a shrub and flower border providing privacy to the front of the property. A wooden gate gives access to the good sized side garden (named as 55 St Johns Road) which is currently laid to lawn, (although this area does have planning permission for a swimming pool should a future buyer wish to build), and there is a wooden store adjacent to the house. Steps with terraced gardens adjacent, lead up to the wide rear garden which has a private decked area and pergola with lighting and grapevine over. Personnel door to DETACHED GARAGE with electric remote-control door, light and power. Useful adjacent store. Large lean to store on the lower garden. Further room below the lower garden used as a cellar. Lawn area with a well and attractive SUMMER HOUSE with kitchen, shower room and veranda to the front, ideal as a home office/overflow accommodation. A brick wall forms the rear boundary with a gate giving rear to Mount Pleasant Road.

## Tenure

Freehold

## Post Code

PO30 1LW

## Services

Mains water, electricity, drainage and gas. Gas fired central heating.

## EPC

Rating C

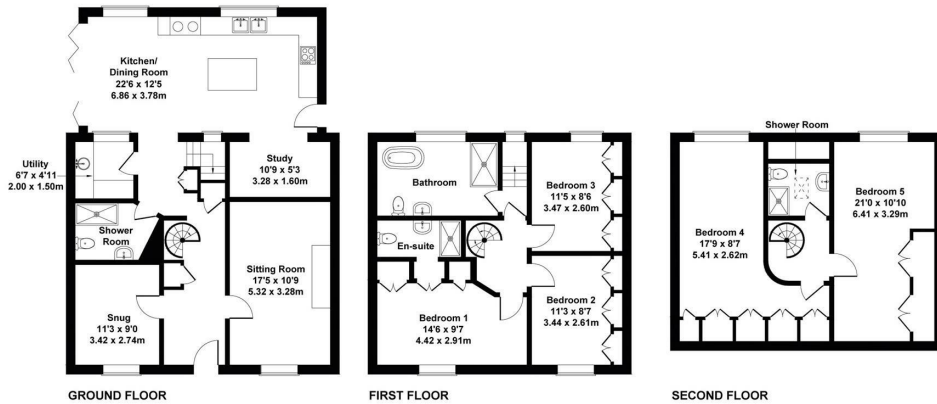
## Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



## The White House, 57-59 St Johns Road

Approximate Gross Internal Area  
2185 sq ft - 203 sq m



**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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