

SPENCE WILLARD



Mouses, Puckpool Hill, Seaview, Isle of Wight, PO34 5AR

A unique and spacious family home, with outbuildings large private gardens, located close to idyllic sandy beaches and coastal walks.

VIEWING

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Overlooking its private grounds and countryside and with a view to the sea, Mouses offers generous and flexible accommodation arranged over three floors, together with extensive garaging, workshops, and beautifully private gardens. The substantial house features a range of light filled reception rooms in addition to two further floors of accommodation containing 5 bedrooms and two bathrooms. The ground floor has been comprehensively refurbished in recent years, including new sub-floor insulation, while the upper floors now present an opportunity for further modernisation and for a new owner to personalise the property to their own taste. Enjoying south-facing gardens, far-reaching views across fields, and glimpses of the sea, Mouses provides a rare opportunity to acquire a spacious coastal home in a peaceful yet convenient setting.

Situated just moments from the beach and coastal path, Mouses enjoys an exceptionally peaceful setting close to Puckpool Park and The Boathouse restaurant. The property is within easy reach of Seaview and Ryde, both offering a range of shops, cafés, sailing clubs, and restaurants. Ryde provides further amenities, schooling including Ryde School, and convenient mainland connections via the Hovercraft and FastCat to Portsmouth and Southsea. Scenic walks can be enjoyed directly from the property along the shoreline to Appley Beach and Seaview.

Accommodation

Ground Floor

An open, light-filled entrance hall leads from a broad front terrace into the home. There is a study overlooking the garden and a spacious sitting room featuring a fireplace and views across the terrace to the grounds and fields beyond. A cloakroom sits off the hallway. The kitchen/breakfast room, like much of the ground floor has been refurbished incorporating a new range of storage units including Neff induction hob and appliances and there are glass sliding doors providing access to the gardens and terrace, which are ideal for outdoor dining and entertaining. Adjoining the kitchen are utility and store rooms, one housing the gas boiler and consumer unit, with plumbing for laundry appliances. Beyond is a further

versatile garden/playroom opening to a side lobby.

First Floor

A central landing gives access to three generous double bedrooms, each benefitting from built-in wardrobes and pleasant garden or countryside views. The principal bedroom is particularly spacious with a sea view to the rear and access to the wrap around balcony with south facing aspect. The second double bedroom has a built in wardrobe and access to an ensuite bathroom. Bedroom three is a double and has a door onto the roof terrace and all three rooms enjoy a beautiful outlook. A family bathroom with bath and overhead shower, tiled surrounds, vanity unit and W.C. completes this floor.

Second Floor

The upper floor provides two additional bedrooms and ample storage. Bedroom 4 has fitted cupboards, deep eaves storage, and a side window. Bedroom 5 enjoys sea views and includes wardrobes and a vanity basin. Access to loft space and additional storage areas.

Outside

Mouses sits within particularly private gardens that wrap around the property and backs onto open fields. Extending to just under 1 acre, the grounds are mainly laid to lawn with mature hedging and trees, including apple and oak, together with paved terraces ideal for outdoor dining. A sweeping, tree-lined driveway is accessed through double five-bar gates and provides extensive parking and turning space for several vehicles or boats. The detached garage/boat store is a substantial two-storey building with power and light, fitted stairs leading up to an impressive 42-ft upper room with dual-aspect windows and sea views—an ideal games room, studio, workshop or home office.

Services

Mains electricity, gas, water, and drainage. Gas fired central heating and double-glazed windows throughout.

Council Tax
Band G

EPC Rating
D

Postcode
PO34 5AR

Tenure:
The property is offered freehold

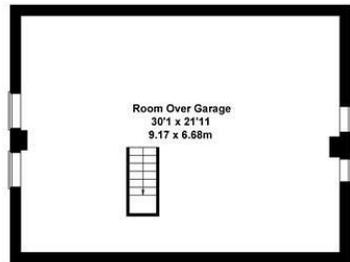
Viewings
Strictly by prior arrangement with the sole selling agents, Spence Willard.



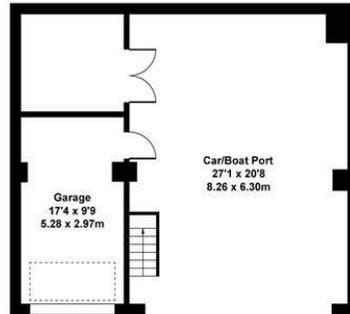




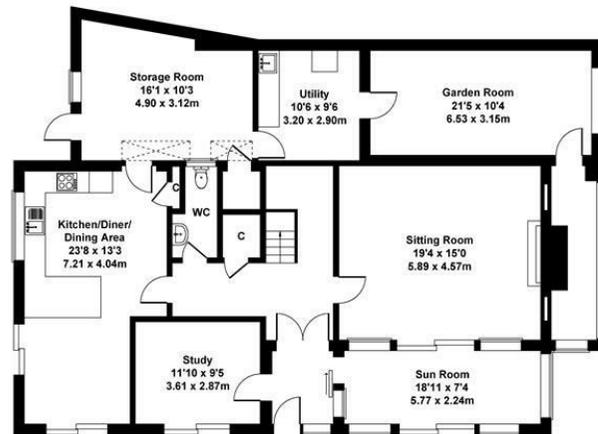
Mouses
Approximate Gross Internal Area
4801 sq ft - 446 sq m



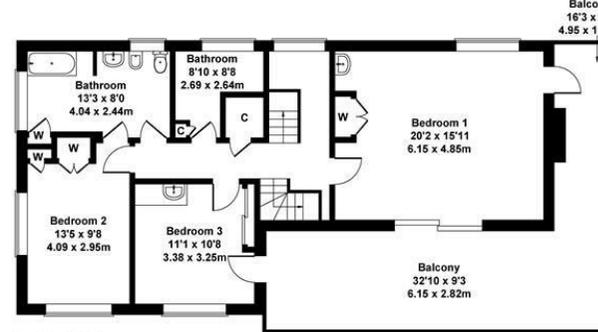
GARAGE FIRST FLOOR



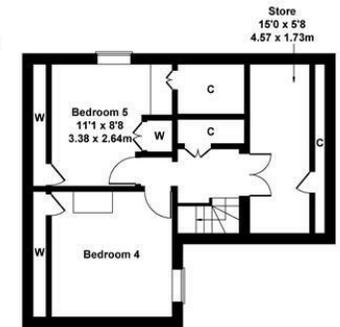
GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND 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.
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