

SPENCE WILLARD



Eastern Cottage, High Street, Yarmouth, Isle Of Wight

An exceptional opportunity has arisen to acquire a landmark Georgian house with private foreshore, jetty, parking, garaging and direct access to the Western Solent; in an unrivalled position delivering commanding sea views

VIEWING:

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Eastern Cottage, one of Yarmouth's finest residences is on the market for the first time in some 40 years. This impressive and well-maintained coastal property has direct water frontage with a jetty and light mooring (held on permission and including a Crown Estate License). The house is set out on 4 levels and commands impressive, uninterrupted and panoramic sea views across the Western Solent towards the southern shore of the New Forest National Park. Yarmouth Pier, Hurst Spit & Keyhaven Marshes can be seen to the west and Lymington to the north with Beaulieu River to the east. It is the perfect house to view the various racing events that take place right in front of the property which also benefits from the rarity of off street car parking and an adjoining garage.

Considered to be one of the prettiest and most sought-after houses in the town, Eastern Cottage has been fastidiously maintained and offers a new owner a once in a lifetime opportunity to live in what is without question one of the best coastal addresses in the UK. It is situated within five minutes' walk of the harbour, shops, yacht & sailing clubs, restaurants and ferry terminal of this delightful and historic harbour town.

The property stands in a commanding and elevated position, offering grandstand sea views and an attractive coastline, in a Conservation Area on the High Street. The seaward elevation of the property provides magnificent sea views of the busy waters off Yarmouth - all sorts of craft abound, from small sailing dinghies and pleasure crafts to large merchant and cruise vessels. Most of the rooms benefit from this ever-changing spectacle, as do the kitchen and top floor balconies. An unusual feature of the property is the kitchen which extends beyond the adjacent buildings. The exceptional views from this room are protected by a restrictive covenant over the neighbouring houses preventing development beyond the present building line.



Approached at street level and set over 4 floors, Eastern Cottage retains an abundance of characterful features with original solid brass fittings and well-proportioned elegant rooms with fireplaces in the main **SITTING ROOMS** and **DINING ROOM**. At street level there are three principal rooms, all of which offer a wonderful aspect leading through to the **KITCHEN** with its sensational views.

On the upper floors there are four bedrooms; **BEDROOM ONE** and the adjacent **BEDROOM TWO** have extensive built-in storage and large en suite bathrooms. All the bedrooms are large with **BEDROOM FOUR** benefitting from built in storage and French doors leading out onto a balcony with extraordinary sea views. Facing due south and north, the property delivers plenty of natural light all year.

On the lower ground floor there is a further **BEDROOM FIVE** with built in cupboards, an en-suite shower room and French doors giving direct access to the garden, a large **LAUNDRY / UTILITY ROOM**, a **WORKSHOP** (which we understand was formerly used as a bedroom) and three further **STORE ROOMS**.

Attached to the east side of the house is a **GARAGE** with power and light and a sea view window and door leading down to the rear garden.





OUTSIDE

The property has a mature and well-kept garden which can be accessed from several doors and from the rear of the garage. The garden gently slopes towards the sea and consists mainly of formal lawn with an attractive raised terrace, ideal for 'al-fresco' dining. The garden is edged with flower beds and mature borders with specimen shrubs. The garden provides an enchanting environment overlooking the sea, ideal both for relaxation and entertaining. At the end of the garden there is access to the hardwood **JETTY** with a light mooring facility and steps down to the sea. The jetty is held under a license with The Crown Estate. On the north side of the house there is a section of garden behind walls and a hard standing leading up to the **GARAGE**.

SERVICES & HEATING The following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) water, electricity, gas and foul drainage. The heating is provided by a gas-fired boiler via radiators.

TENURE & POSSESSION, FIXTURES & FITTINGS The property is offered Freehold, except for the Crown Estate Lease - the foreshore annual license is £261 and is paid annually.

COUNCIL TAX Band H

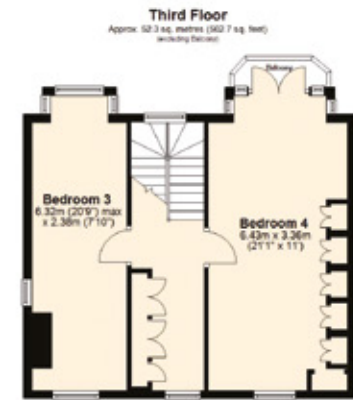
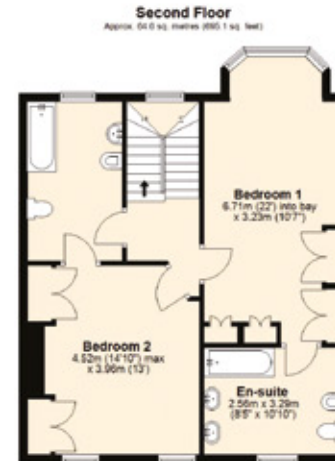
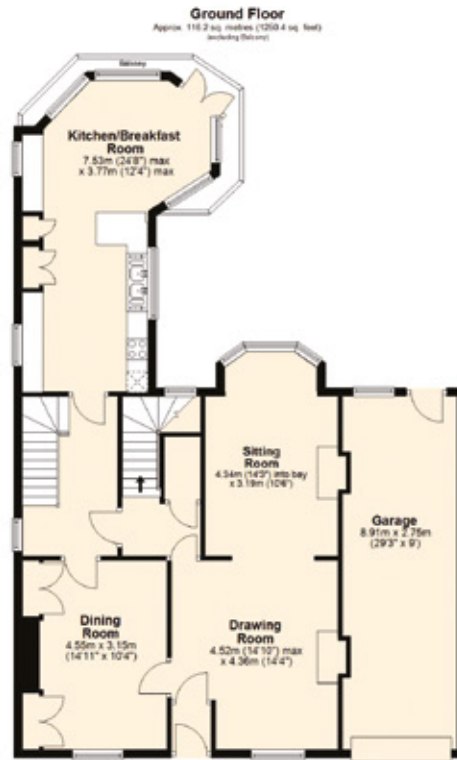
EPC Rating E

POSTCODE PO41 0PN

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







Total area: approx. 330.0 sq. metres (3551.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY! All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk. Plan produced using PlanLi.

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