

SPENCE WILLARD



Norton Thatch, Yarmouth, Isle of Wight

A stunning Georgian thatched house with four bedrooms, en suite bathrooms, extensive indoor and outdoor entertaining space, garaging, all within a garden extending to approximately 0.75 acres, located about 100m from Sandhard beach and the sand dunes.

VIEWING
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Norton Thatch offers the very best of coastal living close to the heart of Yarmouth with a wonderful blend of natural beauty, outdoor adventure and relaxed island life. With red squirrels visiting the garden, nature is right on your doorstep, while the surrounding coastline provides endless opportunities for boating, sailing/racing, walking and enjoying beautiful beaches, such as Sandhard Beach, a stone's throw from the property. With a yacht club, a sailing club and excellent ferry connections from Yarmouth to Lymington, the mainland is very accessible, yet this utterly charming Yarmouth house feels a world away from the everyday. Perfect for memorable entertaining, Norton Thatch is the ideal place to gather family and friends, make the most of its stunning coastal setting and enjoy an exceptional lifestyle by the sea.

The house is believed to date from the late 17th Century with natural stone walls under a mainly thatched roof. Character features include beamed ceilings, open fireplaces, eyebrow windows and Dutch guttering. It is in excellent decorative condition. The roof was re-thatched last year.

Set in large gardens, partly walled to the front and with a pretty stream crossing the rear garden. It is about 500m from the sought after and picturesque harbour town of Yarmouth.

Oak Entrance Door to:

HALLWAY/SITTING ROOM/DINING ROOM

Facing South with window seat, open fireplace with brick surround and hearth, wall and picture lights, beamed ceiling and opening to:-

SITTING ROOM

Facing South with window seats, open fireplace with recessed cast iron solid fuel burning stove, flagstone hearth and beam. Staircase to first floor, beamed ceiling and door to kitchen.

BEDROOM 4

Double bedroom facing South, wall light points, beamed ceiling and door to en-suite:-

EN-SUITE SHOWER ROOM

Tiled shower cubicle with glazed screen, hand basin and WC, recessed shelved cupboard and glazed tiled flooring.

KITCHEN/LIVING AREA

Large and spacious kitchen and dining/entertaining area. Comprising:

KITCHEN AREA

Fitted with an extensive range of custom built units incorporating cupboards and drawers in a cream "Shaker" style, integrated Miele dishwasher, glazed wall cupboards and plate racking, extensive natural wood working surfaces and drainer with inset Belfast sink, tiled splash backs, four oven gas fired Aga and Aga companion with two electric ovens and a four burner gas hob, stainless steel extractor hood over, deep recessed shelved cupboard and limed oak flooring. SITTING AREA With telephone point and limed oak flooring. DINING AREA With matching flooring, French doors to decking, display hatch, side door to covered porch leading to: -

UTILITY ROOM

With plumbing for washing machine, tumble dryer, space for freezer, gas fired boiler providing central heating, quarry tiled floor, cloak hooks, deep recessed and shelved meter cupboard and door to:-

CLOAKROOM

With WC, hand basin with Triton hot water heater over.

Interesting staircase to first floor with glazed display cupboard and niche.

MASTER BEDROOM SUITE

With shelved corner cupboard and door to en suite.

BATHROOM

With central cast iron roll top bath on claw and ball feet, pedestal hand basin and WC, inset lighting, triple wardrobe with shelved and hanging space. Range of built in eaves cupboards including airing cupboard with hot water cylinder.

BEDROOM 3

Facing South with a run of built in wardrobes, beamed ceiling, wall light points and door to:-

BEDROOM 2

Facing West with two double built in wardrobes, beamed ceiling and wall light points.





OUTSIDE

The front garden, which is enclosed mainly by stone walls, is laid to lawn with box hedges, mature trees and shrubs and pretty herbaceous borders. Double iron gates lead to a tarmac driveway with parking and turning space and an additional gravelled area. Garage for one car with lean to wood store. Gated access leads to the Rear Garden with extensive lawns and mature woodland trees. The rear boundary is screened by younger trees. Timber Chalet 10' x 12' 6" Timber Shed 9' x 8' both with timber decking.

A small stream crosses the rear garden with a wood bridge. The property has a large solid oak deck, that adjoins the rear of the elevation with a delightful sitting and eating area. To the side of the house is a vegetable garden with soft fruit canes. GREENHOUSE 10' x 8'.

TENURE

Freehold

COUNCIL TAX

Band F

EPC

D.

SERVICES

All main services are connected. Gas fired central heating with panel radiators.

POSTCODE

PO41 0SB

VIEWINGS

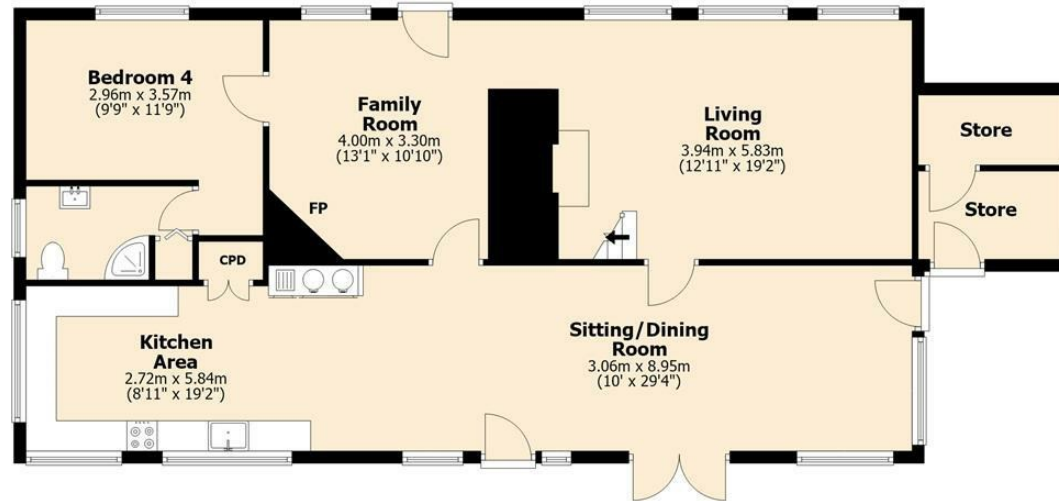
All viewings will be strictly by prior arrangement with Sole Agents, Spence Willard, Yarmouth Office.





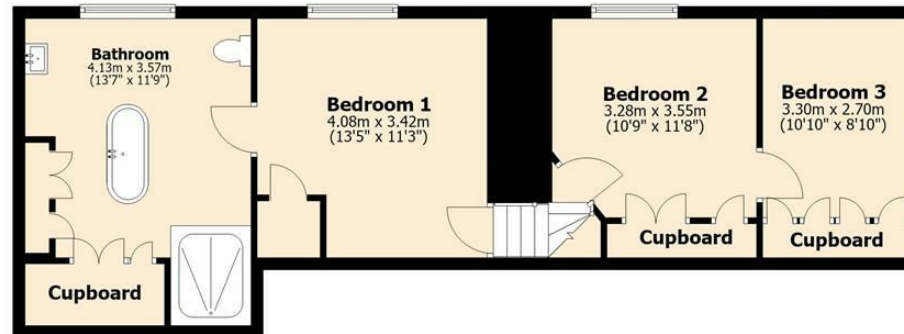
Ground Floor

Approx. 111.1 sq. metres (1196.4 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.5 sq. feet)



Total area: approx. 172.7 sq. metres (1858.9 sq. feet)

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Plan produced using PlanUp.

Norton Thatch, Hallets Shute, Yarmouth

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