

# SPENCE WILLARD



Seadrift, The Mall, Totland Bay, Isle of Wight

# *A highly versatile 4–5 bedroom home set in a quiet residential pocket of Totland, offering generous accommodation with excellent potential for an annexe or Airbnb use.*

VIEWING

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The property offers well-proportioned rooms throughout, creating a bright and airy feel. The spacious living/dining room enjoys a dual aspect to both the front and rear, centred around a feature fireplace with a fitted multifuel stove. To the rear is a separate kitchen, while three generous double bedrooms and a well-appointed shower room complete the accommodation on this floor. A staircase rising from the main entrance hall leads to a superb attic room, ideal for hobbies, creative pursuits or additional flexible use. A discreetly integrated lift in the entrance hall provides access to the lower ground floor, where an extensive storage and accommodation area offers superb flexibility—ideal as additional living space, an annexe, or even a small income-generating unit if desired.

The accommodation is warmed by a gas central heating system, with the boiler and double-glazed windows both replaced in recent years. Energy efficiency is further enhanced by a combination of photovoltaic solar panels with battery storage, solar water-heating panels, and a multifuel stove in the living/dining room. Together, these features help to reduce running costs and contribute to a more sustainable living experience. Externally the home is well appointed, with landscaped front and rear gardens, convenient off-road parking with an EV charging point and a driveway that leads down the side to the private rear garden, perfect for storing a caravan, motorhome or boat out of sight. The rear garden offers a pleasant mix of lawn and patio and features a large timber workshop/store for hobbies or storage and a greenhouse.

#### **LOCATION**

Located on The Mall, an unmade road of mixed property styles and ages, Seadrift sits closer to the Freshwater end and is within walking distance of the seafront and promenade in Totland Bay which provides easy coastal access around to Colwell Bay. A handful of local shops are only a few minutes away in Totland centre, while Freshwater's main shopping centre, around a mile distant, offers supermarkets, independent retailers, cafés, a public house, a library, health centre and a sports centre with an indoor pool. Yarmouth harbour, with its restaurants and the ferry service to Lymington, is a five- to six-minute drive, making this an ideal location for either a permanent home or a holiday retreat.

#### **ENTRANCE HALL**

Featuring a useful entrance porch and hard flooring together with a neatly concealed lift down to the lower ground floor. In addition, there is an airing cupboard housing the hot water cylinder fed by both the gas boiler and solar water heating panels on the roof.

**LIVING/DINING ROOM**

5.95m x 4.15m (19'6" x 13'7")

A fabulously bright room with an outlook to both the front and rear. A fireplace with decorative chimney breast and fitted multi-fuel stove provides the main focal point.

**KITCHEN**

3.75m x 2.50m (12'3" x 8'2")

The kitchen is fitted with a range of cupboards, drawers and worktops, and features an integrated gas hob with cooker hood and an eye-level electric oven. There is space for additional freestanding appliances, and a Worcester gas boiler sits in one corner supplying hot water and central heating. An external door leads to a set of stairs down to the rear garden.

**BEDROOM 1**

3.85m x 3.55m (12'7" x 11'7")

A good double bedroom with an outlook to the front.

**BEDROOM 2**

3.60m max x 3.60m max l-shaped (11'9" max x 11'9" max l-shaped)

Another double bedroom with a neat alcove for a wardrobe cupboard.

**BEDROOM 3**

3.50m x 2.95m (11'5" x 9'8")

A further double bedroom with an outlook to the rear.

**SHOWER ROOM**

A well-appointed bathroom featuring an attractive door with an inset decorative stained-glass panel. The suite comprises a walk-in shower cubicle, vanity wash basin and WC, with fully tiled walls and electric underfloor heating. An electric chrome ladder towel rail and a handy understairs cupboard complete the room.

**FIRST FLOOR ATTIC ROOM**

7.25m x 3.00m (23'9" x 9'10")

A large and truly useful additional room for hobbies/relaxation with a window to the rear providing a far-reaching outlook over rooftops to the mainland and sea beyond. A doorway provides convenient access through to the remainder of the roof space.

**LOWER GROUND FLOOR HALL/LOBBY**

The lift opens into a dedicated space that accommodates the central control panel and the storage batteries linked to the photovoltaic array.

**MUSIC ROOM/POTENTIAL BEDROOM 5**

4.70m x 3.95m (15'5" x 12'11")

Formerly an integral garage, this spacious room is a fabulous creative space with a lovely outlook over the rear garden and could be easily linked into the rest of the lower ground floor space if desired.

**BEDROOM 4**

3.55m x 3.00m (11'7" x 9'10")

Another good double bedroom with double doors leading out to the rear garden.

**UTILITY ROOM**

3.75m x 2.50m (12'3" x 8'2")

Fitted with a range of storage cupboards, work surface and a sink, there is space to house both a tumble dryer and a washing machine. This room could easily be adapted into a kitchen should the lower ground floor be utilised as a separate annexe or holiday let.

**SHOWER ROOM**

Well appointed and fitted with a WC, wash basin and a corner shower cubicle.





**OFFICE**

3.85m x 3.55m (limited head height) (12'7" x 11'7" (limited head height))  
Another useful room currently used as an office but could also be a useful storage space.

**STORE ROOM**

3.60m x 3.60m (limited head height) (11'9" x 11'9" (limited head height))  
Another space similar to the adjacent office.

**OUTSIDE**

To the front, the property enjoys a generous lawned garden partly enclosed by a beech hedge, with vehicular access leading to a parking area that includes an adjacent EV charging point. The driveway continues down the side of the house to the rear, providing additional parking and turning space, ideal for discreetly accommodating larger vehicles, a boat or trailer.

The rear garden is attractively landscaped and mainly laid to lawn, with a paved patio terrace beside a decorative pond. Further down the plot sits a larger pond surrounded by a variety of plants, trees and shrubs, together with a substantial timber workshop/store and a greenhouse tucked into a corner. Practical extras include an outside water tap and an external power socket.

**COUNCIL TAX BAND**

E

**EPC RATING**

C

**TENURE**

Freehold

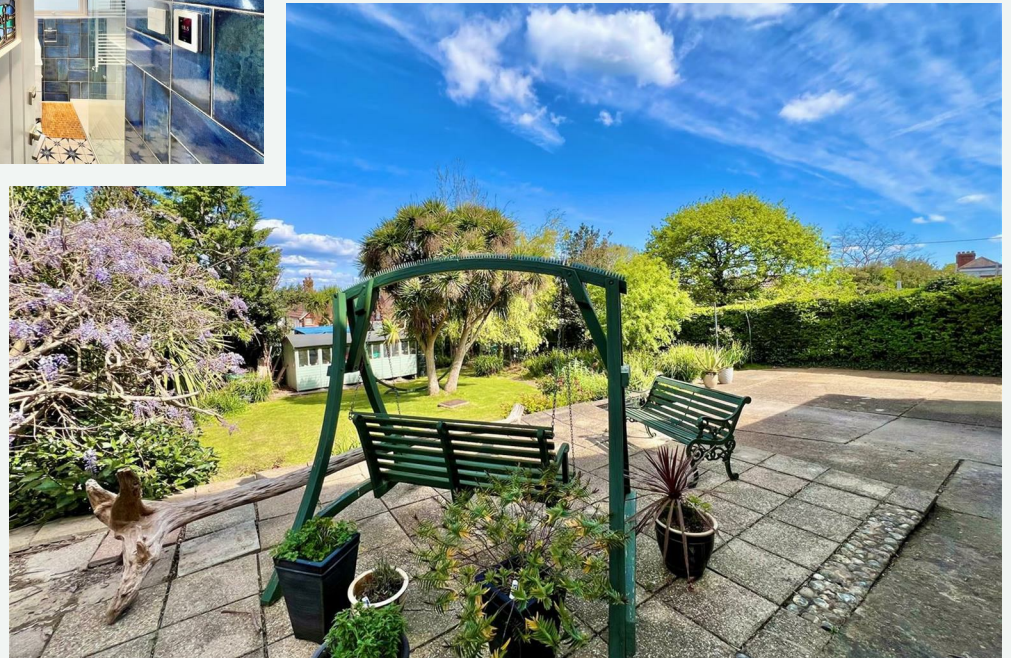
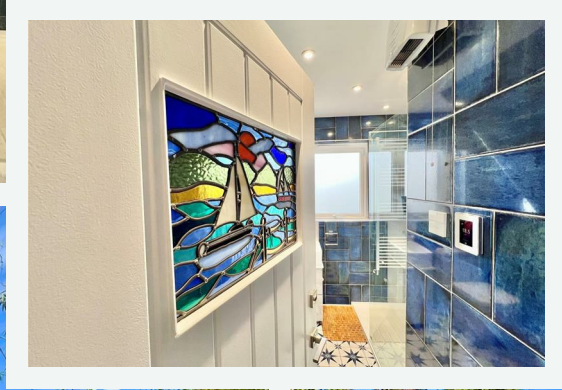
**POSTCODE**

PO39 0DR

**VIEWING**

Strictly by appointment with the selling agent, Spence Willard.





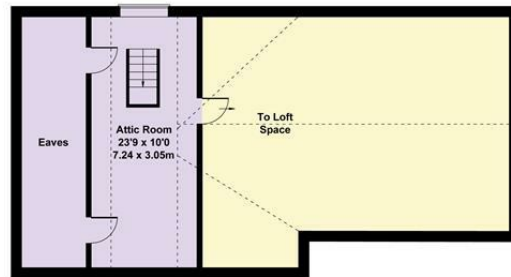
## Seadrift



LOWER GROUND FLOOR



GROUND FLOOR



FIRST 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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