

# SPENCE WILLARD



15 Waters Edge, Yarmouth, Isle of Wight

*An immaculate 4 bedroom detached modern house set within a good-sized south facing plot located just meters from the sea with an important share of the sought-after Port La Salle Harbour facilities.*

VIEWING

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15 Waters Edge has been well kept and modernised over the years and offers a new owner a superb opportunity within this exclusive and sought after private coastal development. The privately owned Port La Salle Harbour facilities (slipway, foreshore and potential to obtain a crown estate deep water mooring subject to obtaining consents) really makes this an exciting purchase for a new owner with boating interests. Bouldnor Bay is a stunning section of coastline, ideal for a range of water sports activities. Close by there is access to miles of coastal walking from the shoreline footpath which circumnavigates the Isle of Wight.

The house offers quality accommodation over two levels with spacious rooms from this elevated and private location. The property occupies a fabulous and well landscaped plot on this fashionable coastal development, which is located only a mile from Yarmouth and on the edge of a National Landscape – formally AONB (Area of Outstanding Natural Beauty).

The house is cleverly laid out with all four bedrooms being double and three having en-suite facilities. The first floor comprises of a sitting room, with two bedrooms with en-suites. The sitting room enjoys a roof terrace on the sea ward side and the two bedrooms are south facing with a view across the garden. On the ground floor there are two further double bedrooms, one with en-suite, w/c and a good-sized kitchen/diner with a south facing aspect and direct access out onto the private garden to the rear.

15 Waters Edge has been constructed on an elevated plot which rises to the rear, and enables the house to have a bright aspect with an attractive outlook from both the house and the roof terrace on the first floor.

**Outside**

There is a large, paved area to the front and side of the house providing ample off street carparking. Attached to the house is an immaculate large garage with plenty of storage space in the roof space for storing kayaks, boats, fishing rods and SUPS etc.

The garden is largely located directly to the south of the property and

is enclosed with a high level of privacy from mature hedging and plants. Much of the garden is laid to lawn with open spaces and well delineated/screened boundary hedges.

The property is located just up from the private slipway and harbour which allows for direct access into Bouldnor Bay and The Solent. Some neighbours have obtained a licence/lease from the Crown Estate for a deep-water mooring, illustrating possibilities in this respect. Bouldnor Bay is a magnificent bay offering excellent sailing, windsurfing, fishing and kayaking/paddle boarding etc. There is close by access to around 70 miles of coastal footpaths and beaches within a few minutes' walk of the property.

#### Tenure

Freehold (the house), plus a long leasehold share in the ownership of the Port La Salle Harbour Company. There are about 17 owners who share the foreshore and slipway, which are all neighbours to this property.

#### Services

Mains water, gas, drainage and electricity are connected to the property.

#### EPC Rating D

#### Council Tax Band F

#### Postcode PO41 OXD

#### Viewings

Strictly by appointment with the selling agents, Spence Willard.

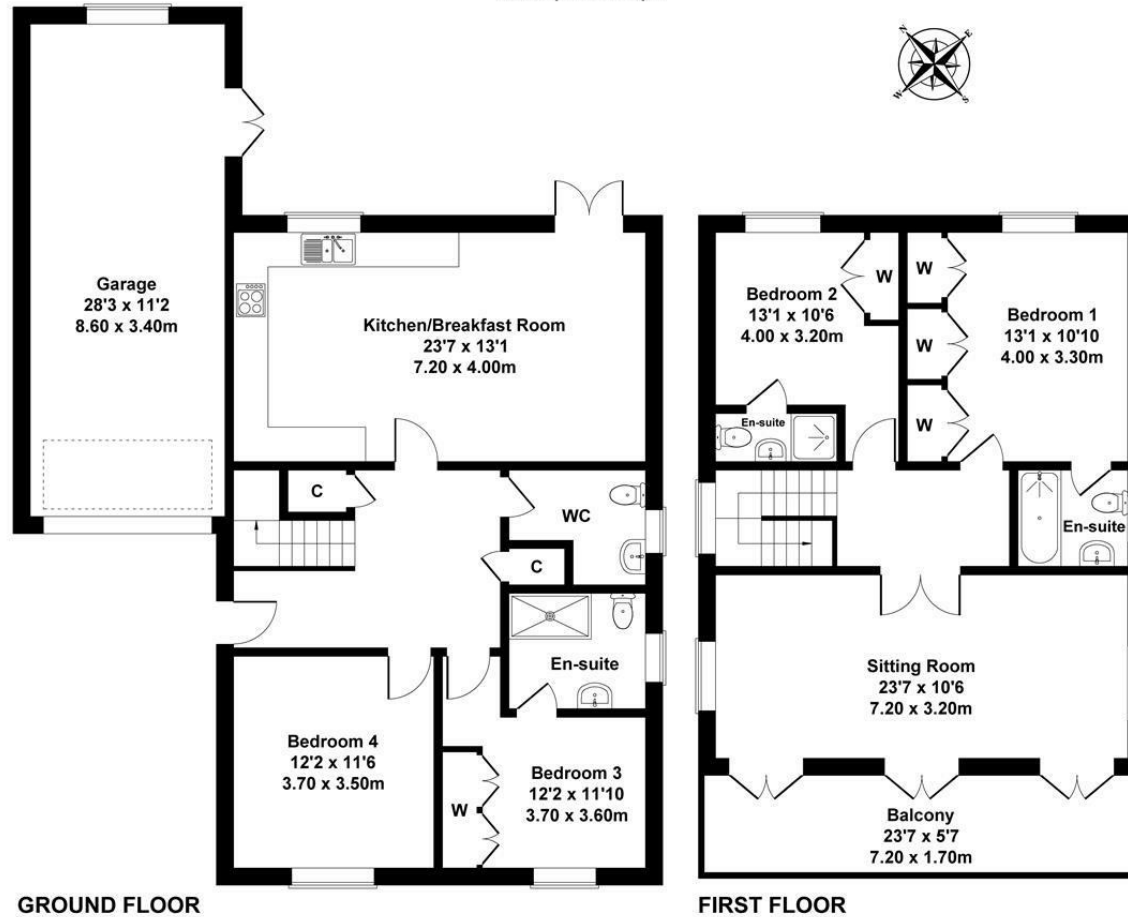






# 15 Waters Edge

Approximate Gross Internal Area  
1894 sq ft - 176 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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