

SPENCE WILLARD



Yafford Mill Farm, Shorwell, Isle of Wight

A superb opportunity to acquire a truly unique modernist detached house set within a beautiful, location at the end of the private drive extending to around 3.224 acres with large outbuildings.

VIEWING

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Yafford Mill Farm is a wonderful rural small holding positioned in a highly sought after area between Shorwell and the pretty service centre village of Brighstone. The property was developed around 14 years ago and offers spacious contemporary accommodation with vaulted ceilings with a superb outlook across its own land. It is located at the end of a long driveway (owned by the property) which leads to this fine property.

Lot 1 comprises of the house garden, paddock, barns and the driveway leading to the B3399 (Walker Lane), which extends to around 3.22 acres (with the driveway, marketed on the Promap plan).

This impressive family house benefits from open plan living packed full of quirky character features. There are currently four good sized bedrooms; 3 of which have en-suite facilities. The large kitchen/diner is located at the southern end of the house with massive windows flooding the property with natural light. Much of the house has been fitted with huge floor to ceiling windows with modern anthracite coloured window framed.

The kitchen boasts a large range of wall and base units with an electric AGA with extractor fitted over. The kitchen area is a wonderful, large space to entertain or enjoy this feeling of space that this property has on offer. Yafford Mill Farm is refreshingly different from a normal modern house and has exposed timber ceilings with a practical floor covering throughout. The en-suite facilities are all of excellent proportions and there is a good provision of oversized airing cupboards. Much of the house benefits from a large corridor which runs along the southern side of the house with large windows delivering natural light and warmth. The intelligent design has also meant there is a most useful covered veranda along the side of the house which provides an excellent dry space. The large games room would be suited for a range of other uses including another bedroom/annex or a large integrated garage.

This single storey house benefits from having superb views and a large sitting room, together with a fabulous games room at the other

end of the property. Part of the eastern boundary is delineated by a stream with an attractive section of woodland alongside.

There is a large parking area in front of the property on a gravelled driveway leading through to a superb storage barn, which subject to obtaining permission could be used for other uses.

Outside The property has an attractive garden on the south, north and west side. The west side of the garden leads gently up a modest hill to a paddock.

Services There is PV (Photovoltaic) solar panels on the roof providing electricity on a Feed-In-Tariff for producing income/offsetting energy purchase cost. Private drainage. Mains electricity, water and LPG serve the property.

Overage Provision The barn/garage storage building will be sold subject to a 20% development overage clause for a term of 30 years (from completion of the transaction).

Council Tax Band D

EPC Rating D

Postcode PO30 3LH

Viewings All viewings will be strictly by prior arrangement with the sole selling agent.



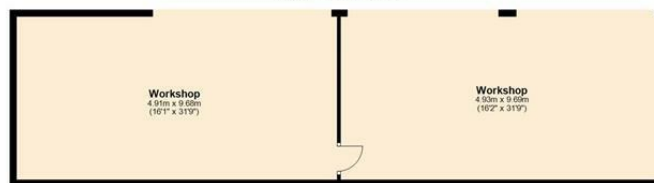




Ground Floor
Approx. 265.8 sq. metres (2703.5 sq. feet)



Outbuilding
Approx. 95.8 sq. metres (1031.2 sq. feet)



Total area: approx. 351.6 sq. metres (3784.7 sq. feet)

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Yafford Mill Farm, Limerstone Road, Yafford

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