

SPENCE WILLARD



8 Old School Mews, Shanklin, Isle of Wight, PO37 6FH

A beautifully presented contemporary home forming part of an impressive conversion of a former Victorian junior school site completed in 2018.

VIEWING

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Number 8, Old School Mews occupies the former gymnasium building and therefore provides spacious and versatile accommodation arranged over three floors including striking vaulted ceilings with exposed beams and modern specification throughout. There are three generous sized bedrooms, an enclosed garden, and off-road parking making it an idea family home, holiday home or rental property. The house enjoys an excellent coastal position and would suit both permanent occupation and holiday letting.

Constructed in 2018 as part of this high-quality development, 8 Old School Mews is an attractive and thoughtfully finished house offering approximately 1,500sq ft of internal accommodation and has the peace of mind of the balance of a 10 year new home build warranty. The property has been successfully operated as a holiday let by the current owners, generating in excess of £30,000 per annum and benefitting from Small Business Rates Relief.

Ground Floor

Accommodation

A dedicated entrance to the side of the building opens via a composite door with stained-glass inset, with gated access also leading to the garden (and access to car charging point).

Hallway

With oak laminate flooring running throughout the ground floor and access to a cloakroom with W.C. and wash basin.

Open-Plan Kitchen / Dining / Living Area

A superb and substantial family space enjoying a dual aspect with windows and patio doors opening onto the rear garden. The sitting area includes a slate-effect fireplace with electric flame-effect fire, together with space for both seating and dining. A deep understairs cupboard provides useful storage.

The kitchen is fitted with a range of shaker-style wall and base units with tiled splashbacks and integrated appliances including a double oven and grill, four-ring gas hob with extractor hood, washing machine, dishwasher, and under-counter fridge and freezer.

First Floor

Comprising two generous double bedrooms and two bath/shower rooms, bedroom 1 benefits from an en-suite shower room with large storage cupboard while bedroom 3 includes bespoke built in wardrobes.

Both bedrooms feature characterful exposed beams, individual colour schemes, solid oak internal doors, and carpeted floors.

En-Suite Shower Room

With walk-in shower, wash basin with storage beneath, WC, heated towel rail, large storage cupboard and tiled walls and flooring.

Family Bathroom

Panelled bath with shower over, WC, and wash basin.

An airing cupboard on the landing houses the wall-mounted gas-fired boiler.

Second Floor

Stairs rise to the top floor where a spacious bedroom occupies the roof space and benefits from bespoke built-in wardrobes, distant views towards Culver Down, and glimpses of the sea.

Outside

To the rear is an enclosed garden with raised artificial lawn, paved terrace, fencing to all sides, and a small planted border and provides an ideal and peaceful area for outdoor dining and offers relatively low maintenance.

Parking

There is a dedicated off-road parking space directly outside the property with access to the car charging point. Additional visitors parking is also available.

Services

Mains electricity, water, drainage, and gas. Heating is provided by a gas-fired boiler with radiators throughout. Car charging point located inside the garden.

Tenure

The property is offered freehold.

Miscellaneous

There is a service charge for the communal areas, currently approximately £300 per annum, managed by a professional managing agent. The property benefits from the remainder of a 10-year New Build building warranty from 2018.

Council Tax

Currently assessed for Small Business Rates.

EPC

Rating C

Viewings

Strictly by prior appointment with the sole selling agents.

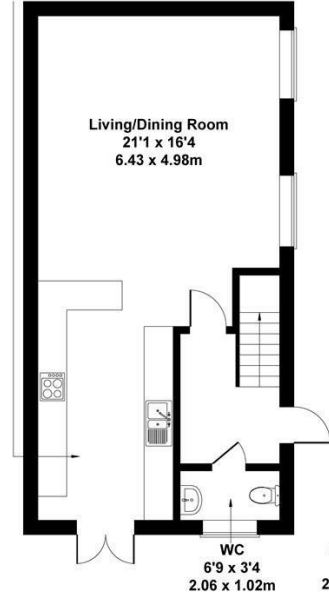


8 Old School Mews

Approximate Gross Internal Area
1528 sq ft - 142 sq m



Kitchen
12'8 x 9'2
3.86 x 2.80m

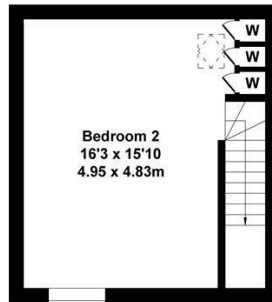


GROUND FLOOR

En-suite
Shower Room
9'6 x 4'6
2.90 x 1.37m



FIRST FLOOR



SECOND 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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