

SPENCE WILLARD



Sarum House 55 High Street, Bembridge, Isle of Wight, PO35 5SF

A charming period home located in the heart of Bembridge, offering off-road parking, a private garden and spacious accommodation throughout.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Sarum House is ideally situated in the centre of Bembridge village, conveniently close to local amenities, coastal walks and the beach. The property benefits from a private easterly-facing garden and off-road parking. Inside, it offers a variety of characterful, generously proportioned reception rooms, a modernised kitchen and several well-sized bedrooms. Beautifully appointed, the house has been thoughtfully adapted as a family home while retaining the original character of its former use as the original village pharmacy. Notable features include high ceilings, deep skirting boards in the reception rooms, mid-height wall panelling in the dining room, hand-carved integrated wardrobes in some bedrooms, mahogany shelving for extensive book collections in the study, and modern touches such as a Charnwood multi-fuel stove set on a slate hearth in the sitting room and bespoke plantation shutters.

The property is located in the centre of Bembridge village in close proximity to the church, and a short walk to the beaches and harbour. The village centre offers a good range of shops including a butcher, florist, bakery, organic green grocers and fishmonger in addition to a coffee shop and restaurants. The Harbour and the beaches of Bembridge are close by as well as walks along the coastal paths and to downland and marsh trails. Bembridge Harbour has extensive mooring facilities and two sailing clubs. The FastCat ferry providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

Accommodation

Ground Floor

Entrance

There are two entrances to the property. The former shop frontage is currently unused, while the principal entrance is a timber panel door painted racing green with inset glazing, recessed behind a wrought iron gate with a period tile floor and arched porch. The hallway offers ample space for hanging coats and features narrow board flooring.

Sitting Room

The sitting room is a bright, spacious area with dual aspect windows including two large floor-to-ceiling windows to the front, fitted with bespoke plantation shutters. This well-proportioned room includes a large bronze Charnwood multi-fuel stove set upon a tiled hearth.

Living Room/Study

The study provides a versatile central space with seating, a range of Mahogany shelving from the original pharmacy, carpeted floors, panelling, and a second Charnwood multi-fuel stove.

Dining Room

The dining room is a generously proportioned room with decorative coving and mid-height panelling, including radiator covers.

Kitchen

The kitchen has been modernised within the current owners' tenure and features vaulted ceilings, a comprehensive range of under-counter and wall-mounted storage units, plumbing for a washing machine, a range cooker, tumble dryer, a 1.5 bowl sink with mixer tap, and an integrated Bosch dishwasher. There is also space and plumbing for a full-height fridge and freezer.

Boot Room

The boot room, which serves as a cloakroom and access into the garden, is a large space with ample boot and coat storage as well as a separate W.C.

First Floor

Staircase rises to a large galleried landing leading to four well-proportioned bedrooms, three of which are generous doubles. There are two bathrooms: the main bathroom includes a large walk-in shower, bath, vanity unit with wash basin, concealed cistern W.C. and a dual fuel heated towel rail. A second, smaller shower room comprises a W.C, wash basin, and tiles to mid-height. One bedroom features a vanity unit wash basin. Additional storage is available with built-in wardrobes in bedrooms two and three.

Second Floor

Accessed via steps, the loft space has a Velux window and extensive eaves storage.

Outside

Sarum House benefits from a large, sunny garden with a south-easterly aspect, a spacious terrace ideal for outdoor dining, and lawn areas with well-tended borders, including roses, fruit trees and olives among others. Outside, there is an electrical point together with hot and cold-water point. Importantly, there is off-road parking, with a gate providing access to the garden at the rear.

Services

The property is connected to mains electricity, water, and drainage. Heating is provided by a gas-fired boiler located in the kitchen, supplying radiators throughout the house.

Tenure

The property is offered freehold

Council Tax

Band: D

EPC Banding

D

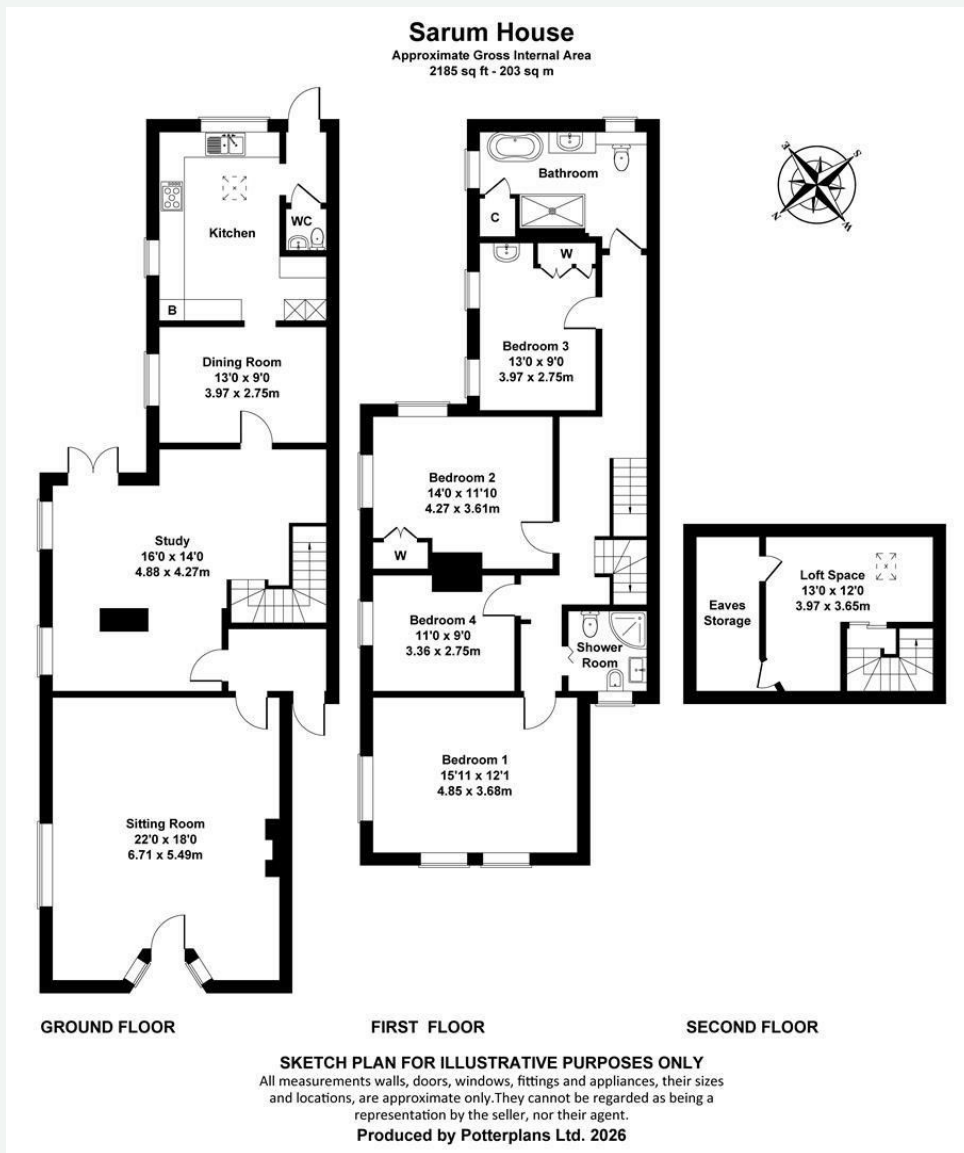
Postcode

PO35 5SF

Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.