

SPENCE WILLARD



Farelys End, Norton, Isle of Wight

*A significant 3/4 bedroom and recently extended bungalow located on the edge of the West Hill Estate in a prime position a short walk from the coastline and Yarmouth.*

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Farleys End is available on the market for the first time in nearly 20 years and offers new owners a superb opportunity to acquire a substantial single storey dwelling located in an excellent position and within a superb level plot. The current owners added a large extension on the eastern elevation which has created a further sitting room, bathroom and bedroom. The extension blends in perfectly with the original house and delivers fine views across the garden to the south and east of the property. The additional sitting room in the extension has an attractive vaulted ceiling and doors leading out into the rear garden. Farleys End sits in a prominent position set back with a substantial garden that wraps around the property and benefits from plenty of natural light.

The property is on West Hill Lane which offers direct road access to the coastline and is a 5 minute walk to the bus stop. It is also perfectly placed with access into the historic harbour side town of Yarmouth, with its range of amenities and regular ferry service. Fort Victoria County Park and its stunning forest and beach walks are also a short walk from the property.

There is an excellent sized sitting room with wood burning stove overlooking the rear garden with sliding doors leading out to a flag stone patio. There is a secondary sitting room/bedroom 4. The kitchen is well equipped with a full range of wall and base units, new integrated fridge and space for a large dining table in the adjoining sitting room. There is a new fitted family bathroom and good-sized storage cupboards off the attractive main hallway. There is storage space in Bedroom 2 and all of the bedrooms enjoy a wonderful aspect across the private garden.

An impressive double aspect sitting room with focal fireplace greets you from the main entrance, with doors leading out into the garden which is packed full of mature shrubs.

#### Outside

The property benefits from a large, South facing, private and well stocked garden. There is off street car parking for multiple cars on a concrete hard standing which leads to the garage that has recently been re-roofed. The rear garden is packed full of wonderful shrubs

with a formal lawn and there is a good sized shed. The front garden is mainly laid to lawn.

#### Services

The property is connected to mains services including; drainage, gas, power and water.

Tenure Freehold.

EPC Rating D

Council Tax Band E

Postcode PO41 0RW

Viewings Strictly by appointment with the sole selling agents, Spence Willard.





Total area: approx. 147.3 sq. metres (1585.6 sq. feet)  
SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk  
 Plan produced using PlanUp.

**Farleys End, Westhill Lane, Yarmouth**



SPENCEWILLARD.CO.UK

**Important Notice**

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.