

8 SMALL HORSE FARM CLOSE

COLWELL FRESHWATER ISLE OF WIGHT PO40 9FY

A SUBSTANTIAL THREE/FOUR BEDROOMED DETACHED HOUSE WITH GARAGE AND GARDENS, TUCKED AWAY IN THIS SMALL EXCLUSIVE COASTAL DEVELOPMENT WITHIN WALKING DISTANCE TO THE POPULAR BEACH AT COLWELL BAY.

The property was built just three years ago and was designed to capture the luxury of modern living and therefore benefits from high quality flooring, oak doors, under floor heating throughout and bi-fold doors connecting the extensive patio at the rear to the principle rooms. A grand entrance hall with Oak and glass staircase, leads off to all of the ground floor accommodation which consist of a beautifully finished kitchen/diner with large utility room off, dual aspect living room, a generous study/fourth bedroom and a superb shower room. The first floor offers a sizeable master bedroom with ensuite bathroom, two further double bedrooms and a stylish shower room. The property also benefits from the remainder of a 10 year NHBC warranty.

The beach at Colwell Bay can be accessed within minutes via a footpath leading directly from Madeira Lane and the local shops and amenities of Freshwater and Yarmouth are just a short distance by car. Freshwater has a good selection of supermarkets and amenities including doctor's surgery, library and primary school. The popular harbour town of Yarmouth is just 5 minutes away by car, and boasts excellent sailing facilities along with a number of good pubs and restaurants. Within easy reach of the property is a network of many miles of footpaths through picturesque countryside and coastline.

ENTRANCE HALL 16' 6" max x 10' 2" max (5.053 m x 3.118 m) A porch area with space for coats and shoes opens into this considerable entrance hall with stairs off and storage cupboard under and finished with Pescara silver grey floor tiles.

LIVING ROOM 17' 0" x 13' 0" (5.196m x 3.971m) A bright dual aspect room with Karndean flooring and bi-fold doors onto the vast patio area.

KITCHEN/DINER 21' 3" x 14' 11" (6.484m x 4.567m) Fitted with Amtico flooring and stylish, modern tones of midnight blue cupboards and drawers with a striking 'Vlaze' work surface over and matching splash back. An ample centre Island incorporating matching cupboards

and a breakfast bar is finished with an oak work top. The kitchen is well equipped with side by side 'Liebherr' fridge and freezer, integrated dishwasher, reverse Osmosis water purifier, electric oven and ceramic hob with extractor hood over. The dining area is fitted with a large contrasting display cabinet and bi-fold doors lead onto the vast patio area to the rear

UTILITY ROOM 10' 9" x 7' 11" (3.286m x 2.435m) Doubling up as a boot room, this utility has been fitted with cupboards to house the Vaillant gas central heating boiler, under floor heating manifolds and the pressurised hot water tank. A deep work surface incorporates a ceramic sink with washing machine under and cupboards housing a water softener. Once again finished with Amtico flooring.









STUDY/BEDROOM 4 13' 0" x 9' 8" (3.983m x 2.968m) A versatile room currently utilised as a study.

SHOWER ROOM 8' 0" x 7' 6" (2.461m x 2.306m) Fitted with large walk in shower enclosure, bidet, WC, pedestal wash basin and heated towel ladder.

FIRST FLOOR A generous landing space with glass balustrade, built in storage cupboards and a pull-down loft hatch with wooden ladder providing access to a substantial loft space with light and power.

BEDROOM 1 21' 3"max x 13' 1"max (6.5001m x 3.998m) A sizable master bedroom with sliding mirror fronted fitted wardrobes.

ENSUITE BATHROOM 9' 5" x 6' 6" (2.891m x 2.004m) Fitted with a bath, bidet, WC, wall mounted wash basin and heated towel ladder.

BEDROOM 2 19' 4" x 13' 0" (5.914m x 3.987m) A double bedroom with fitted triple, sliding door wardrobe, eaves storage and sloping ceilings accommodating dormers to the front and rear with fitted window seat storage bench.

BEDROOM 3 11' 11" x 8' 2" (3.651m x 2.503m) A double bedroom currently utilised as a hobby room with sliding mirror fronted wardrobe.

SHOWER ROOM 11' 11" \times 7' 2" (3.643m \times 2.193m) Another generous shower room fitted with a walk in enclosure and drench head shower, bidet, WC, wall mounted wash basin, a heated to wel ladder and double linen cupboard.

OUTSIDE The front garden is mainly laid to lawn with shrub borders and enclosed with open fencing and gates to either side of the house. The block paved driveway gives access to the detached **GARAGE** 17' 11" x 9' 7" (5.475m x 2.929m) with electronic sectional door, side personal door, power and light. The rear garden which is mainly laid to lawn with raised beds, boasts a vast Indian sandstone patio adjacent to the house which benefits from an electronic awning for the summer months. Continuing around the Southerly side of the house is a further area of garden laid to a combination of lawn and gravel with timber shed.

COUNCIL TAX BAND - F

EPC RATING - B

VIEWINGS All viewings will be strictly by prior appointment with the selling agent Spence Willard.





8 Small Horse Farm



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.

Produced by Potterplans Ltd. 2020

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.







Avenue Road, Freshwater, Isle of Wight, PO40 9UR Tel: (01983) 756575

freshwater@spencewillard.co.uk



www.spencewillard.co.uk