

SPENCE WILLARD



5 Meadow Barn Close, Totland Bay, Isle of Wight, PO39 0DF

A chain-free two bed roomed semi-detached house with conservatory and allocated parking a short walk from seafront at Totland Bay.

VIEWING
LETTINGS@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Currently used as a second home and occasional holiday let,, this modern home is situated at the top of a private drive on the fringes of Totland Bay within a 5-10 minute stroll of the nearby seafront. The accommodation itself is very much open plan on the ground floor with a good size living room area and a well equipped kitchen with , a built-in double oven, an electric hob with cooker hood over plus space and plumbing for washing machine and dishwasher as desired, a cloakroom with WC and wash hand basin, and a conservatory. Moving upstairs there are two double bedrooms both with built-in wardrobes, and a bathroom. Outside there is allocated parking by entrance gate with access down one side to rear garden with raised patio/seating area, lower patio and access to and from conservatory. There is also a private gravelled courtyard area leading to main entrance. A brand new gas boiler has been installed Autumn 2025.

LOCATION

This area is a real mix of character and more modern homes with the seafront at Totland Bay a couple of minutes drive away or a short walk. There are a few local shops a short walk away with the main shopping area a five minute drive away in Freshwater with a mix of bespoke and branded outlets, a range of eateries and a sports centre with indoor pool. The nearest ferry terminal can be found at Yarmouth about 5-6 minutes drive away with regular crossings to and from mainland UK via Lymington.

OPEN PLAN LOUNGE/KITCHEN

7.475 x 4.730 (24'6" x 15'6")

This room has been designed to create an large open space with room for a three piece suite, a table and chairs and the kitchen. The kitchen has a good range of fitted wall and floor mounted units with ample work surface areas including a substantial breakfast bar with useful pop-up plug socket tower ideal for charging phone, tablet or computer etc. The kitchen appliances include a built-in double oven, an electric hob with cooker hood over plus space and plumbing for washing machine and dishwasher. There is also a built-in fridge and freezer with additional storage added at a later date. There is a WC and a conservatory accessible from here plus a staircase to the first floor accommodation.

CLOAKROOM

Comprising a WC, wash hand basin and hanging space for coats etc.

CONSERVATORY

3.800 x 3.470 (12'5" x 11'4")

A really bright and airy space with, windows to three sides and two sets of patio doors with one pair to the side and one pair to the rear,.

FIRST FLOOR LANDING

Access to and from the ground floor with a built-in cupboard and doors off to:

BEDROOM ONE

4.730 x 2.985 max (15'6" x 9'9" max)

A good size double bedroom with built-in wardrobes and window to the rear aspect





BEDROOM TWO

4.730 x 2.495 max (15'6" x 8'2" max)

Another double bedroom with built-in wardrobes and a window to front aspect.

BATHROOM

Comprising a bath with shower over, a WC and wash hand basin. Obscure window to side.

OUTSIDE

To the front there is a low walled courtyard style garden which has gated access to and from the parking area.. Down the side there is room for storage and access to rear garden and conservatory plus main patio area and further raised seating area eating.

TENURE

Freehold

£200 per year payable towards carpark and ground maintenance as private close.

COUNCIL TAX BAND

B

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard in Freshwater.





5 Meadow Barn Close



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. 2025

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.