

SPENCE WILLARD



The Shieling, 5 Ferncliff Road, Sandown, Isle of Wight

*With stunning views over the beach and to the English Channel, this beautiful family home occupies a superb plot with plenty of garden space, garaging and an iconic observatory tower*

VIEWING:

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



Available on the open market for the first time in 50 years, The Shieling is a unique period home filled with characterful features, including high ceilings, parquet floors, hand carved timber banisters, doors and ornate fireplaces. Care has been taken to maintain the landmark coastal property with the attractive elevations recently having had the tiles replaced at first floor level and on the roof. The desirable positioning on a tucked away road with direct access to the beach is glorious, where gardens extend to offer an elevated view over the beach and out to the sea. All principal rooms enjoy sea views and the large and well-proportioned rooms and layout provide a particularly comfortable family home.

Sandown Bay and surrounding areas are renowned for their long stretching sandy beaches where there is plenty to see and do. The property is situated on a small road which leads directly to the beach and promenade and within walking distance to the main town center



with amenities, restaurants, and cafes as well as beautiful coastal walks to Yaverland and Shanklin. Sandown beach is arguably one of the Isle of Wight's best beaches, providing a long stretch of sand that is great for children and families. Sandown train station is a short walk away, providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo. Fast passenger ferry services also operate between Cowes and Southampton with links to varying London stations. Both entire journey times take an estimated 2.5hrs door to door.

#### ACCOMMODATION

##### GROUND FLOOR

**ENTRANCE** A welcoming oak frame porch with thick set panelled and glazed timber door. Arch topped oak front door with vintage ironmongery enters the property to a hallway with herringbone pattern parquet flooring running throughout.

**W.C./CLOAKROOM** With wall space for hanging coats, a large towel radiator, wall hung wash basin and W.C.

**KITCHEN** A large family kitchen/breakfast room with sea views over the garden. The kitchen offers a full array of under-counter and wall-mounted shaker style storage units with deep pan drawers, a twin Franke stainless steel sink with mixer tap over, tiled splashbacks, Neff induction hob and double Neff mid-level integrated cooker, microwave and grill with plate warmer under. Integrated fridge, freezer and Neff dishwasher.

**DINING ROOM** An attractive room of generous proportions with dual aspect windows over the side, garden and far-reaching views of the sea from the bay window to the rear. Original fireplace with ornate clay tilework and timber mantle.



**SITTING ROOM** This large L shaped space boasts period features to include another brick and terracotta tile open fire with exposed ceiling beams, picture shelving.

**GARDEN ROOM** Offering an idyllic sheltered spot with panoramic sea views and easterly aspect. Double doors to the gardens.

#### FIRST FLOOR

Oak hand carved banister rise to a galleried landing with hatch with integrated ladder accessing a large loft space with double glazed windows to each end. The loft extends the full length of the property and is boarded with full head height and space to develop further subject to the necessary building control checks and planning approvals.

The first floor comprises a wealth of accommodation incorporating four excellent double bedrooms all of generous proportions with built in wardrobe storage, picture rails, fireplace in bedroom 3 and all bedrooms enjoying wonderful views. There is a shower room with tiled shower and separate family bathroom with fully tiled walls, panelled bath, shower attachment, heated towel rail and W.C.

#### OUTSIDE

The charm and excellent care and presentation of the house extend to its grounds, where relatively low-maintenance gardens with level lawned gardens wrap around on three sides of the house. There is a large block paved driveway beyond twin five bar gates in front of an integral garage with up and over door. There is access on both sides of the house to stunning private and very sunny gardens, which frame a glorious panoramic view. A timber clad two storey observatory tower, known as the 'Wee Hoose' is perched on one side providing a useful workshop/artist studio/office with loft floor, both achieving far reaching sea views. There is plenty of storage provided by log stores off the front lawn and a lean-to to one side of the garage. There is also a summer house nestled in the rear of the garden, achieving a sunny southerly aspect. Below the flag pole is a lower path along the top of the cliff wall and the coastal path is found directly outside the house.

**TENURE** The property is offered Freehold.

**SERVICES** Main electricity, water and drainage. Heating is provided by gas fired boiler located in the garage and delivered via radiators.

**POSTCODE** PO36 8LY

**VIEWINGS** Strictly by prior arrangement with the sole selling agents Spence Willard.





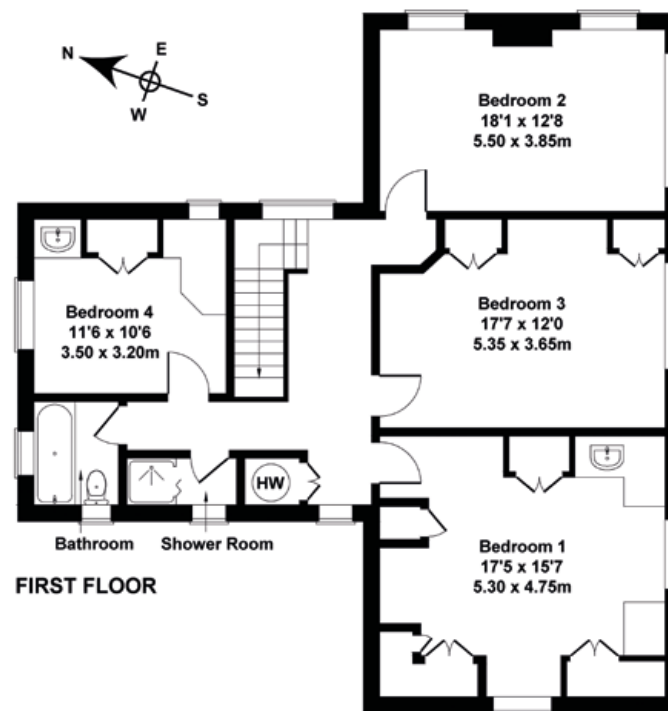
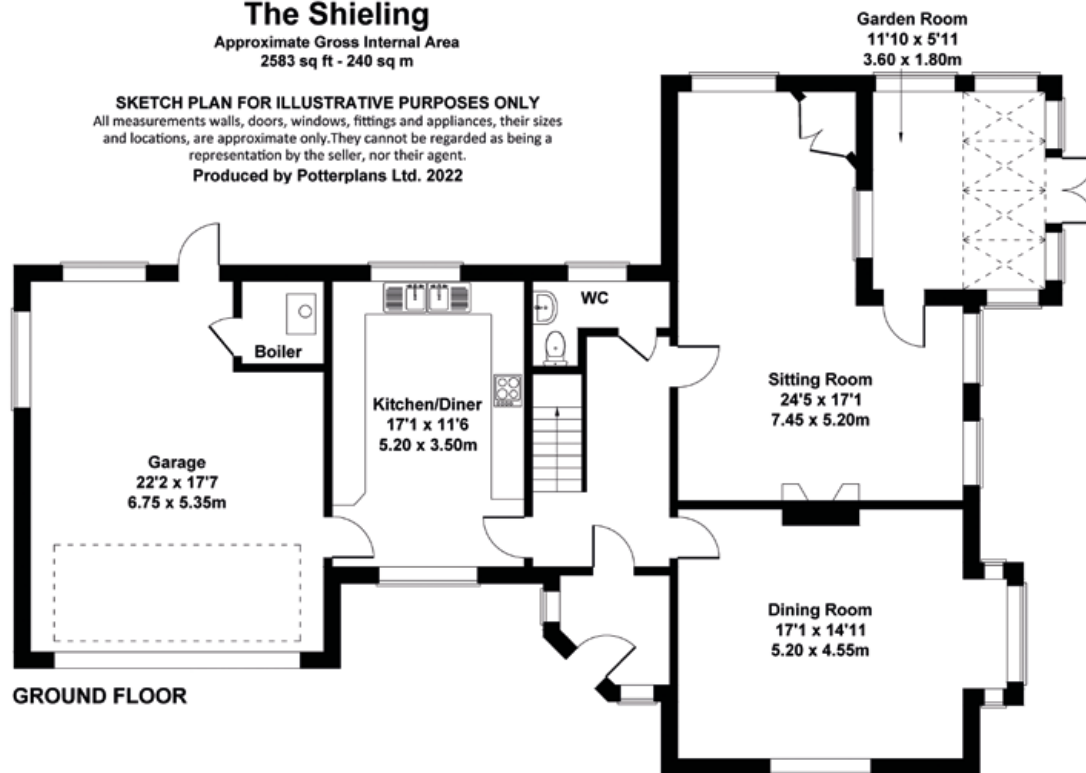
## The Shieling

Approximate Gross Internal Area  
2583 sq ft - 240 sq m

### 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. 2022



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.