

# SPENCE WILLARD



Oak Trees Mill Road, St Helens, Isle of Wight, PO33 1YH



*Uniquely positioned with views over Bembridge Harbour. Recently and sympathetically modernised, this charming period cottage offers garaging, stunning gardens and waterfront outlook. Approved planning permission for extension and remodelling.*

VIEWING

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Positioned on Mill Road by the Old Mill House and with far reaching views across Bembridge Harbour, The Duver and to The Solent, Oak Trees represents a rare opportunity for a buyer to purchase a modernised waterfront property with potential to extend and enlarge to create a large family home. New frameless uPVC windows and aluminium powder coated doors in anthracite grey complement a bright and stylish redecorated interior with new kitchen and shower room.

An upside down arrangement of accommodation means the sitting room takes in the best sea views while the kitchen have level access to south-facing decking and gardens beyond. The large integrated double garage has space for an office over and gardens surrounding the house are beautifully maintained and low maintenance and are south-facing and elevated at the rear achieving view of the harbour over the house.

Oak Trees is located adjacent to Harbour Quay and the causeway leading to the sand dunes of the Duver and a family-friendly beach. The small but vibrant village of St Helens has a village shop, two restaurants and a pub together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour. There are extensive mooring facilities and sailing clubs at Bembridge and Brading Haven nearby. Bembridge village offers a good range of shops, cafes and restaurants in addition to an excellent fishmongers, butchers and farm shop. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and Priory Bay.

Accommodation

Entrance

New porch with flagstone floor and aluminium attractive grey doors and windows.

Hallway

With under stair storage and cloak area. Airing cupboard housing emersion tank and separate deep storeroom.

W.C.

Downstairs cloakroom with W.C.



#### Bedroom 1

A good sized double bedroom with new flooring and views over the harbour.

#### Bedroom 2

A good sized double bedroom with rear aspect.

#### Family Shower Room

Recently installed with heated towel rail, walk in shower, pedestal wash basin and W.C.

#### Bedroom 3

A good sized double with rear garden aspect.

#### First Floor

Stairs rise to a particularly light landing with loft access via hatch.

#### Sitting Room

A superb reception room with large picture window framing glorious views over the sea wall, harbour and Solent beyond. Electric heater set within a stone hearth with timber mantle. Deep storage cupboard.

#### Kitchen/Dining Room

New contemporary range of storage units including pan drawers, extractor in cupboard, undercounter lighting, oak worktops and splashbacks. Timber shelving, new flooring and large glazed door accessing the deck and garden. Space and plumbing for a fridge/freezer and cooker.

#### Utility Room

With floor mounted boiler, wall cupboard and further worktop space with stainless steel sink, splashback and plumbing beneath for a washing machine. New composite stable door to the garden.

#### Outside

Set back from the water's edge, the property is accessed via a five bar gate also with driveway for parking several cars. The gardens are fully enclosed with a large, gravelled area to the front behind a stone wall. To the rear is an elevated lawned space with substantial decked area for outdoor dining enjoying a sunny southerly aspect. The garden has been landscaped and cleverly designed with well-stocked beds comprising vibrant year-round colour and herbaceous shrubs among wood chippings creating a low-maintenance and attractive space also enjoying a fantastic harbour view.

#### Garage

An extremely versatile space with boat house style, bi-folding doors and a loft/mezzanine floor which could provide space for a home office or store.

#### Development Potential

Ref 23/01866/HOU - 22/12/2023

Plans have been approved for Oak Trees to be extended at first floor level and to create a four bedroom house with large open plan kitchen, dining room and sitting room overlooking the water. The designs feature an idyllic viewing balcony with gabled and glazed elevations to take in the sea views.







#### Miscellaneous

Oak Trees is accessed via council adopted Mill Road.

#### Services

Mains electricity, gas, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

Tenure: The property is offered Freehold

EPC Rating: C

Council Tax: Band E

Postcode: PO33 1YH

#### Viewings

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



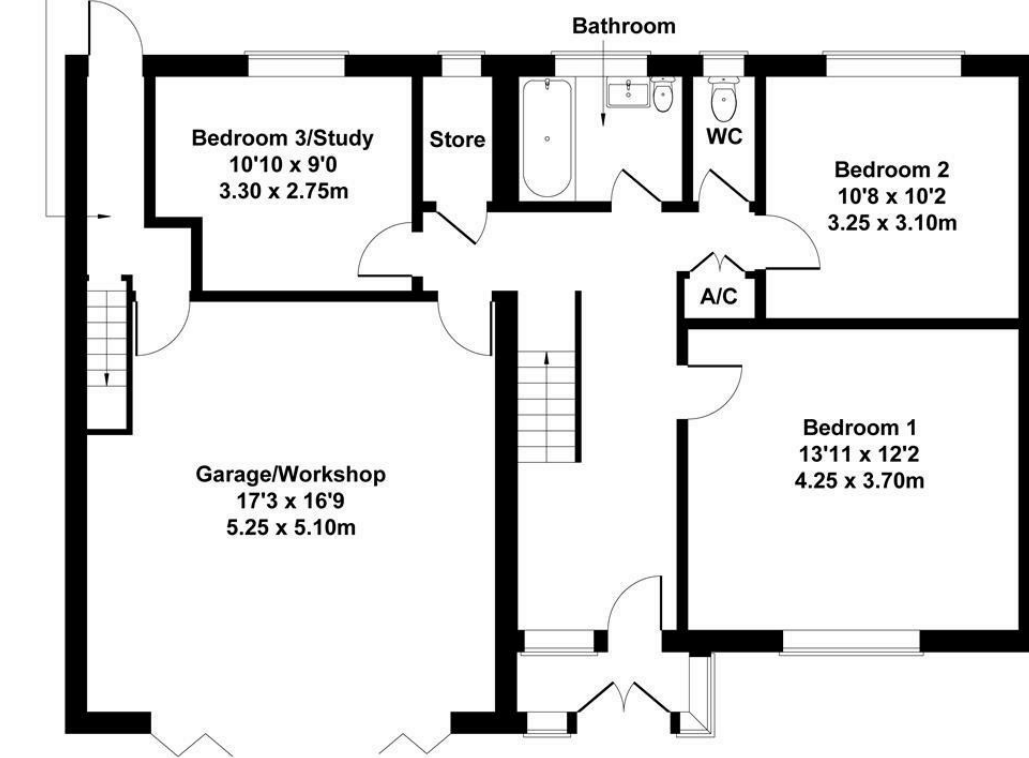




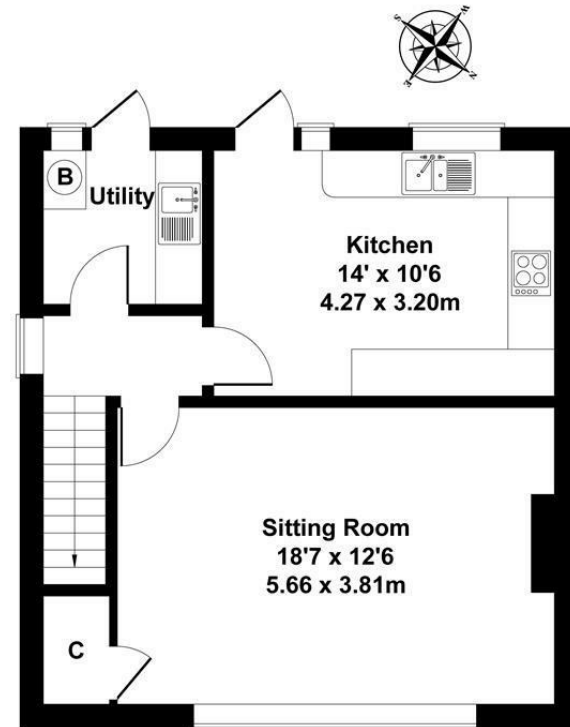
# Oak Trees

Approximate Gross Internal Area  
2013 sq ft - 187 sq m

Mezzanine  
Floor/Office



GROUND FLOOR



FIRST FLOOR

## 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.

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