

SPENCE WILLARD



Amaryllis, Field Lane, St Helens, Isle Of Wight, PO33 1UY

# *A delightful and recently modernised two bedroom house with garage, off road parking and enclosed gardens.*

VIEWING

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Amaryllis provides an excellent blend of tasteful décor and light open space in addition to gardens wrapping around the property on two sides. There is off-road parking to the front and a garage with up and over door, which could easily be converted to provide additional accommodation (subject to the necessary building regulations and certificates).

Amaryllis is ideally situated in a sought after location just set back from the green on a quiet road with excellent countryside walking routes available nearby. Close to the village center and only a short walk down to the harbour quay and the causeway which leads to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. 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 around Priory Bay.

**Accommodation**  
Ground Floor

**Porch**  
Storm porch over a composite grey door.

**Entrance Hall**  
With plenty of wall hanging space for coats and understairs W.C./Cloakroom.

**Sitting Room**  
Overlooking the rear decking and with understairs storage, this is an excellent reception space with plenty of natural light.

**Kitchen/Breakfast Room**  
A well-appointed suite of undercounter and wall mounted shaker style kitchen units with pull-out larder and pan drawers along with integrated oven with four ring hob and Bosch extractor over. 1.5 bowl composite sink with stainless steel tap over, marble effect worktops and splash backs. Dual aspect windows to the front and side.

**First floor**  
Stairs rise to a landing with hatch accessing the loft space.

**Shower Room**  
A contemporary suite with vanity unit wash basin, w.c. with concealed cistern, tall dual fuel heated towel rail and walk-in shower.

#### Bedroom 1

A large double bedroom of excellent proportions with walk-in wardrobe and window achieving views of downland on the horizon.

#### Bedroom 2

Another double bedroom with window overlooking the rear.

#### Outside

A new timber fence encloses the landscaped gardens with a raised vegetable patch in one corner and a decked area providing plenty of space for outdoor dining and entertaining with sunny southerly aspect. There is off-road parking to the front on a block paved driveway with additional parking available if necessary on the grass, currently providing a front lawn space.

#### Services

Mains electricity, water and drainage. Heating is provided by gas fired combination boiler which is located in the garage and delivered via radiators.

#### Tenure

The property is offered freehold.

#### Council Tax

Band C

#### EPC

Rating C

#### Postcode

PO33 1UY

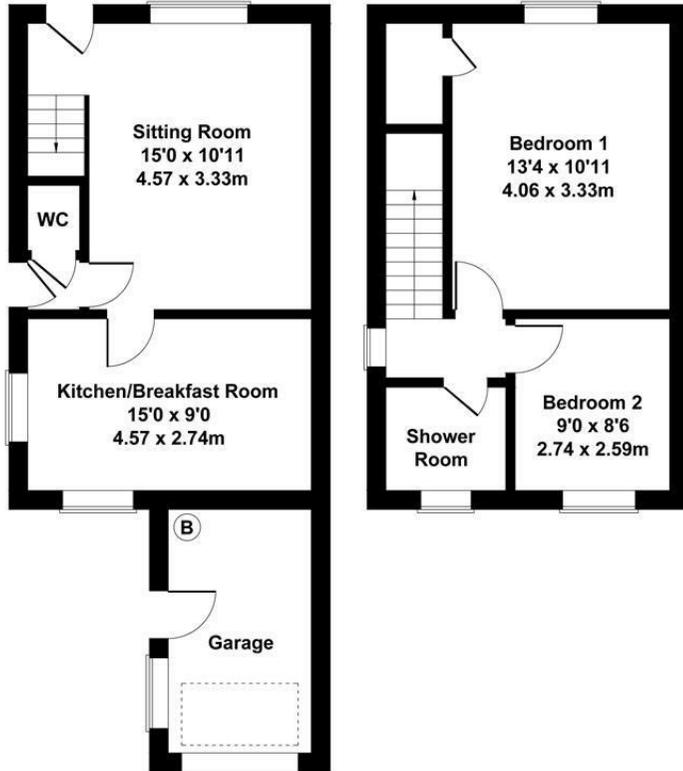
#### Viewings

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



# Amaryllis

Approximate Gross Internal Area  
839 sq ft - 78 sq m



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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