

SPENCE WILLARD



Magnolia Cottage, Pump Lane, Bembridge, PO35 5NG

A rare opportunity to acquire a prime property on one of the most sought-after stretches of beach in Bembridge, boasting glorious views over the eastern Solent, and towards the mainland.

VIEWING

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



Built in 1954, Magnolia Cottage is a modest bungalow set within a private and enchanting plot extending to approximately 1.2 acres with direct beach frontage. Tucked away in a private position just off Ducie Avenue, it is also a very short walk on the lanes from Bembridge harbour and village amenities, making it a highly desirable location. It benefits from direct access to a picturesque stretch of beach, which is secluded particularly at high tide. The established boundaries of the property include woodland with a range of magnificent mature trees, a natural spring and pond, and a large south-facing lawn, enjoying a sunny southerly aspect.

The existing bungalow is ideally situated, offering a rare opportunity for comprehensive upgrading, though the greater potential lies in replacement with a new home designed and constructed to suit the buyer's requirements, subject to obtaining the necessary planning permissions and approvals. The site will likely require investigation regarding groundworks and foundation design, but it remains largely undeveloped, offering significant scope for enhancement.

Accommodation

A timber glazed entrance door opens into a porch with deep cupboards housing the consumer unit, electric and gas meters, and space for coats. From here, a generous entrance hall features pine floorboards that run throughout the property.

The kitchen is dual aspect and basic but includes under-counter units, a range of built-in cupboards, and a separate shelved pantry. Though there is no oven, the kitchen benefits from a large traditional twin-drainer sink. The shower room features a power shower, W.C. wash basin, and dual aspect windows.

The property includes two bedrooms. Bedroom one is a large room with a southerly aspect, built-in wardrobes, an en-suite bathroom with an enamel panelled bath, pedestal wash basin, electric heated towel rail, and W.C. It also has patio doors opening onto a small garden terrace. Bedroom two enjoys glorious sea views through a picture window and features a small built-in wardrobe.

The sitting room is a generous reception space, enjoying an open fire, triple-aspect windows, patio doors to the garden, and a large picture window with views over Bembridge Harbour Approaches and The Solent complete with a window seat.

Outside

Magnolia Cottage is approached via a gravelled lane, offering private driveway access. The grounds of approximately 1.2 acres include a large southern lawn flanked by mature boundaries of bay, holly, oak, and several magnificent poplar trees, as well as a natural spring and pond with a sizeable eucalyptus tree nearby. The property is positioned towards the beach end of the plot, elevated to overlook the sea, with a pathway descending the bank directly onto the beach.

There are paved patios on both sides of the bungalow, ideal for outdoor dining. An external staircase leads to a parapet terrace on the roof, providing far-reaching panoramic views ideal for watching the distinctive Bembridge Redwings race. Additional outbuildings include a timber garage and a summer house with dual-aspect windows overlooking the sea, power, and lighting; the summer house offers potential for additional accommodation following refurbishment.

Services

Mains electricity, water, and drainage. There is currently no central heating, although gas is connected, having formerly supplied the oven only.

Tenure

The property is offered freehold

Council Tax

Band: F

EPC

Rating: F

Postcode

PO35 5NG

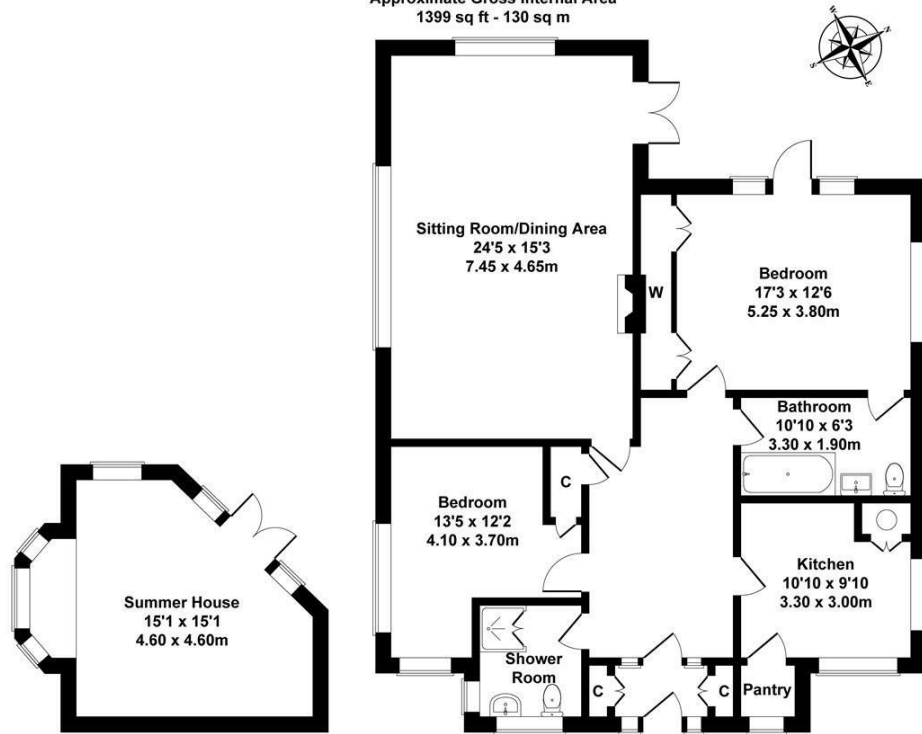
Viewings:

Strictly by prior appointment with the sole selling agent, Spence Willard.



Magnolia Cottage, PO35 5NG

Approximate Gross Internal Area
1399 sq ft - 130 sq m

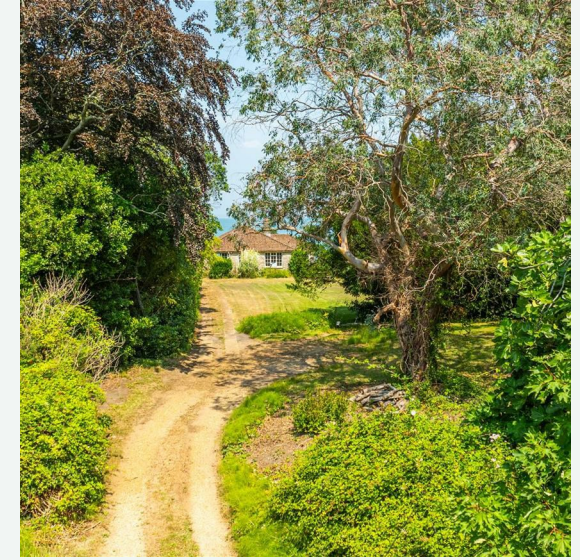


OUTBUILDING

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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