

SPENCE WILLARD



Elmscott, Yarmouth, Isle of Wight



*A truly impressive and substantial, detached Edwardian house located close to the centre of Yarmouth with a large south facing garden, off-road parking and a heated swimming pool.*

VIEWING

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Brought to the market for the first time in over 35 years, Elmscott presents a rare chance to acquire a beautifully maintained and thoughtfully updated family home. This highly desirable townhouse offers generous, well-proportioned living spaces, sought-after off-road parking, and a magnificent south-facing garden complete with an enclosed heated swimming pool.

Perfectly positioned within a short stroll of Yarmouth's ferry terminal and town amenities, Elmscott combines convenience with the charm of this picturesque harbourside location, making it ideal for those seeking a spacious home in an accessible and tranquil setting.

**Accommodation**

The ground floor features a welcoming formal living room with a feature fireplace, bespoke built-in storage, and a large bay window fitted with plantation shutters. The elegant dining room, with original pine floorboards and a fitted Shaker-style dresser, provides ample space for entertaining with delightful views over the garden. A bright, modern kitchen offers an extensive range of wall and base units and enjoys fine southerly vistas across the landscaped grounds.

A large utility room provides excellent storage for sailing gear and outdoor equipment, complemented by a practical side entrance to the driveway and a guest WC.

Upstairs, three good-sized bedrooms offer pleasant aspects and generous built-in storage, served by a family bathroom with both a large bath and separated enclosed shower. The second floor has two spacious and light-filled attic rooms, both with vaulted ceilings and views stretching towards The Downs and across the town to The Solent.

**Outside**

The beautifully landscaped south-facing garden is a true highlight, filled with mature planting, roses, lavender and established trees. The heated tiled swimming pool is discreetly positioned to the west of



the garden, with a dedicated entertaining terrace and tropical southerly aspect, safely enclosed by decorative metal fencing. A summer house and garden shed in the eastern corner provide flexible space for a games room or additional children's accommodation.

The property is bordered by an attractive period brick wall, ensuring exceptional privacy. To the east side of the house, much-desired off-road parking accommodates up to three vehicles.

Elmscott offers a unique combination of space, character, and convenience in one of Yarmouth's most sought after settings - a true gem ready to welcome its new owners.

Tenure  
Freehold.

Services  
Mains water, gas, drainage and electricity are connected to the property.

EPC Rating F.

Council Tax  
Band D.

Postcode  
PO41 0PX

Viewings  
Strictly by appointment with the selling agent Spence Willard.



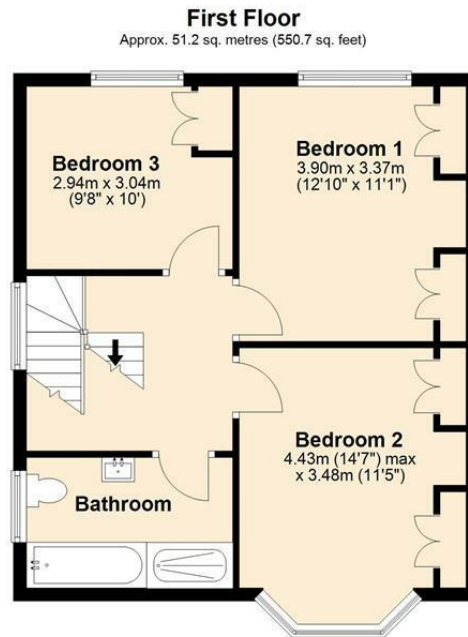
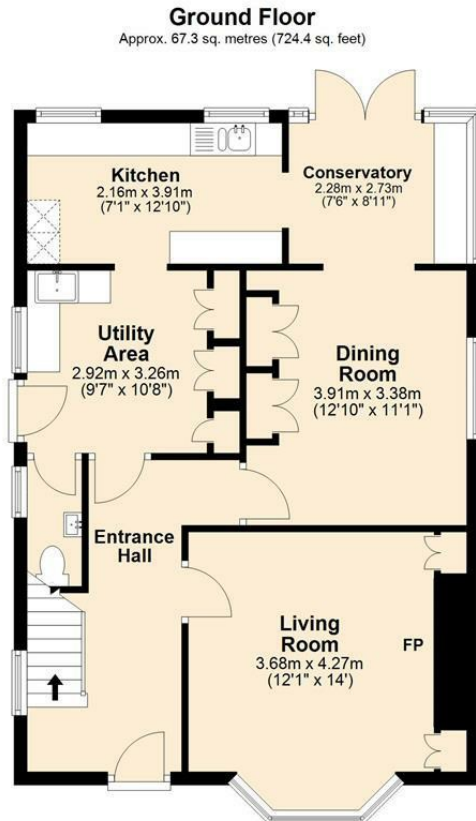












Total area: approx. 166.4 sq. metres (1791.1 sq. feet)

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**Elmscott, Tennyson Road, Yarmouth, PO41 0PX**

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