

SPENCE WILLARD



Sandpipers, Yarmouth, Isle of Wight

An excellent opportunity to acquire a substantial split-level property with a share of the Port La Salle slipway to the Solent, which is located around 100m from the house.

VIEWING

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Sandpipers has been well maintained over the years and offers, a large plot in Port La Salle, with sea glimpses from the northern end of the house. A highly impressive lower ground floor boathouse/car store with rooms off, would enable an excellent opportunity to convert to more accommodation and link it up to the main house, should more accommodation be required. The privately-owned Port La Salle Harbour facilities (slipway, foreshore, and potential to obtain a crown estate deep water mooring subject to obtaining necessary consents) really does enable this to be an exciting purchase for a new owner with boating interests. Bouldnor Bay is a stunning section of coastline, ideal for a range of water sports activities.

The house offers quality accommodation over two levels with spacious rooms from this elevated location. The property occupies a fabulous and low maintenance plot on this fashionable and highly sought-after coastal development, which is located only a mile from Yarmouth and on the edge of an AONB (Area of Outstanding Natural Beauty). The first floor comprises of a kitchen/diner, 3 / 4 double bedrooms and an impressive sitting room with Solent glimpses across to the foreshore of the New Forest National Park. There is a valuated ceiling in the main hallway, which is a wonderful feature.

It has been constructed on an elevated plot which rises to the rear which enables the house to have a bright aspect with an attractive outlook. Outside, the garage has a paved driveway leading to it and there is a further vehicular access point at the other end of the house. Attached to the house is an immaculate large double garage with plenty of storage space in the roof for storing kayaks, boats, fishing rods and SUPS etc.

The property is located just up from the private slipway and harbour which allows for direct access into Bouldnor Bay and The Solent. A number of neighbours have obtained a licence/lease from the Crown Estate for a deep-water mooring, illustrating possibilities in this respect. Bouldnor Bay is a magnificent bay offering excellent sailing, windsurfing, fishing, and kayaking/paddle boarding etc. There is access close by to around 70 miles of coastal footpaths and beaches within a few minutes' walk of the property.

Tenure

Freehold (the house), plus a long leasehold share in the ownership of the Port La Salle Harbour Company. There are about 17 owners who share the foreshore and slipway, which are all neighbours to this property.

Services

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

EPC Rating

D.

Postcode

PO41 0XB

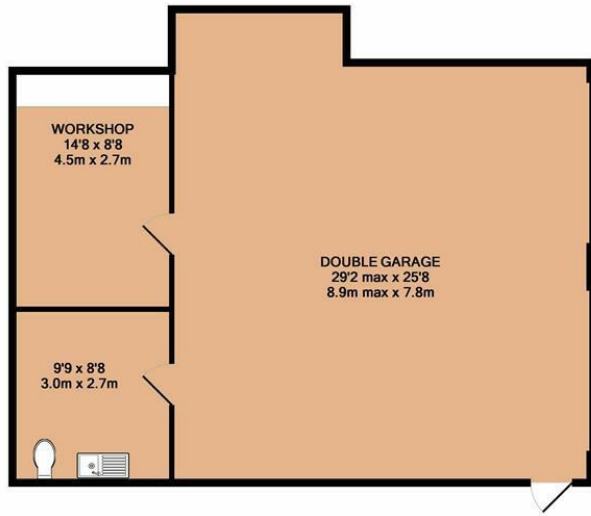
Viewings

All viewings will be strictly by prior arrangement with the selling agent, Spence Willard.

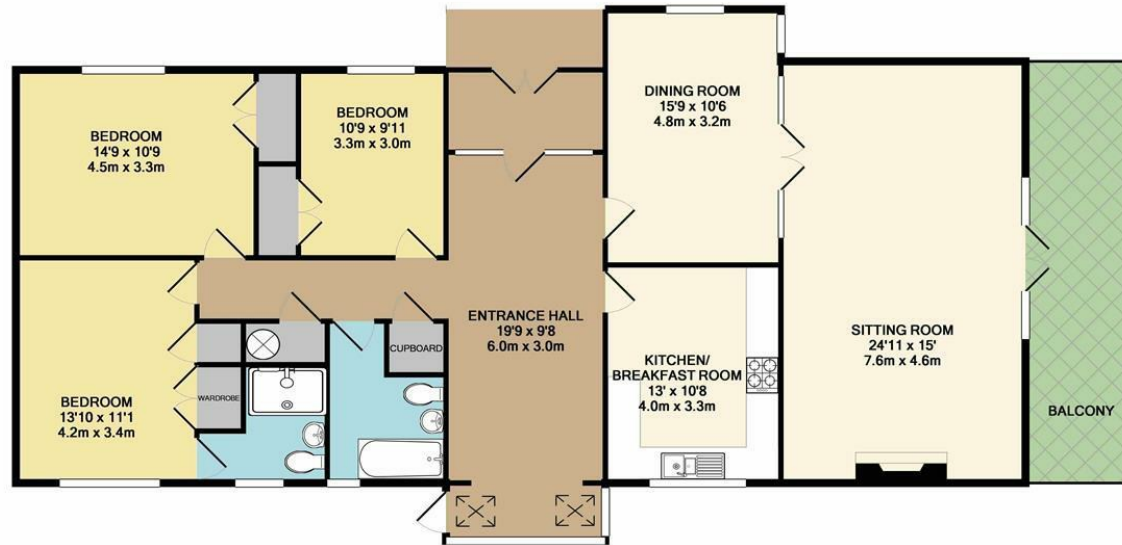








LOWER GROUND FLOOR
APPROX. FLOOR
AREA 947 SQ.FT.
(88.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1695 SQ.FT.
(157.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2642 SQ.FT. (245.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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