SPENCE WILLARD



5 Seabroke Place Halletts Shute, Yarmouth, Isle of Wight, PO41 0RQ

A beautifully designed new four-bedroom detached home, combining contemporary architecture, thoughtfully designed interiors and exceptional energy efficiency, within a quiet, private gated setting overlooking the surrounding countryside.

VIEWING
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Just a short walk from the historic harbour town of Yarmouth, Seabroke Place is a collection of attractive, individually designed three and four-bedroom homes, set discreetly within the landscaped grounds of WestBay on the Isle of Wight.

Combining traditional architectural influences with contemporary detailing, the properties have been designed with great care and attention to create homes that feel both welcoming and comfortable, with an emphasis on natural light, generous proportions and a connection to the surrounding landscape.

A mixture of detached and semi-detached properties are arranged along a private driveway, with gated access, landscaped gardens, private parking and shared green spaces contributing to a peaceful and established residential setting.

The architecture and interiors have been designed together, with an emphasis on quality materials, craftsmanship and the way each space is experienced throughout the day. Large windows frame views of the gardens and countryside, whilst open-plan living areas and carefully positioned glazing allow natural light to move through the homes.

Sustainability has also played an important part in the design. Triple glazing, air source heat pumps, solar photovoltaic panels and electric vehicle charging points are incorporated alongside high-quality kitchens and bathrooms, fittings and appliances, creating homes that are as practical and efficient as they are attractive.

Equally suited to year-round living or use as a second home, Seabroke Place offers a balance of privacy, security, comfort and convenience in one of the Isle of Wight's most desirable locations.

Number 5 Seabroke Place
Set against a backdrop of uninterrupted open countryside, Number 5 Seabroke Place is a substantial four-bedroom detached home, thoughtfully arranged across two floors to make the most of its setting, natural light and uninterrupted views across the adjoining fields.

The ground floor has been designed around a series of connected yet distinct living spaces, providing an easy balance between open-plan entertaining and quieter moments of relaxation.

At the heart of the home, a beautifully appointed kitchen opens into the dining and principal living areas, creating a generous, light-filled space with views over the rear garden. Expansive bifold doors provide a seamless connection to the outside, whilst a covered terrace offers a sheltered setting for outdoor dining and relaxation.

A separate snug area provides a more intimate living space, ideal for reading, appreciating the countryside views or simply enjoying a quieter part of the house.

The kitchen combines traditional solid wood Shaker-style cabinetry with contemporary finishes, including quartz work surfaces and integrated NEFF appliances. A large separate utility & laundry room provides additional storage and practicality, with direct

access to the garden.

Upstairs, four generously proportioned double bedrooms provide flexible accommodation for family and guests. The principal bedroom suite enjoys a particularly special position, with its own private balcony overlooking the rear garden and open countryside beyond. An adjoining en-suite shower room completes the space, creating a peaceful and private retreat.

The second bedroom also benefits from an en-suite shower room, whilst the remaining two double bedrooms are served by a spacious family bathroom, complete with a separate bath and double shower enclosure.

Throughout the property, the interiors have been designed to feel calm, welcoming and timeless, with a restrained palette of materials and finishes providing a natural backdrop for individual furnishings and personal style.

Outdoor Living
The relationship between the house and its south/west rear garden is an important part of the design. Large glazed openings allow the principal living spaces to extend naturally onto the terrace and landscaped rear garden, providing opportunities for outdoor dining, entertaining or simply enjoying the gorgeous sunsets and changing seasons.

The covered seating area offers a sheltered transition between indoors and out, whilst the private balcony to the principal bedroom provides an elevated perspective across the garden and neighbouring fields.

The garden has been designed to complement the architecture, with a combination of lawn, planting and paved terraces creating an attractive and manageable outdoor space.

Kitchen & Utility
The kitchen has been designed to combine understated detailing with everyday practicality. Traditional Shaker-style solid timber cabinet fronts are complemented by premium quartz work surfaces, integrated lighting and a carefully selected range of NEFF appliances.

The specification includes an electric oven, combination microwave/oven, induction hob with integrated extraction, dishwasher and fridge freezer.

A separate utility room provides space for a washing machine and tumble dryer, together with convenient direct access to the garden.

Bathrooms & En-Suites
The bathrooms and en-suites reflect the same attention to materials and detailing, with contemporary sanitaryware, full-height tiling to bath and shower areas, heated towel rails and soft-close WCs.

Luxury vinyl flooring and electric underfloor heating provide comfort underfoot, whilst the principal family bathroom includes both a generous bath and separate double shower enclosure.

Heating & Energy Efficiency
Energy efficiency has been integral to the design, with modern building technologies incorporated to support comfortable, economical living throughout the year.
An air source heat pump supplies the heating system, including underfloor heating across the ground floor, with digital remote thermostatic controls allowing individual spaces to be managed according to preference.

Additional features include energy-efficient triple-glazed windows and doors, solar photovoltaic panels, an electric vehicle charging point and energy-efficient appliances. Together, these features contribute to a home designed with long-term comfort, efficiency and sustainability in mind.

Comfort & Practicality
Alongside its architectural detailing, the home incorporates a range of practical features intended to make everyday living straightforward.

These include generous storage, fitted carpeting, external lighting, integrated bin storage, provision for superfast broadband, private parking for three vehicles and access to the landscaped communal areas within the development.

The property also benefits from a 10-year Build-Zone structural warranty, providing additional reassurance for purchasers.









GROUND FLOOR PLAN
Approx. 54.2sqm





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