

SPENCE WILLARD



Tanners, 17 Waters Edge, Yarmouth, Isle of Wight

A well-designed, modern, three-bedroom detached house located on this exclusive waterside development with the benefit of shared use of a private slipway and significant planning permission to enlarge.

VIEWING

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Tanners is a fabulous, detached house with the benefits of plenty of off-street parking and a driveway to a single detached garage. There is a good south facing garden to the rear and further garden in front of the property. Tanners is well located and is about a mile to the East of the historic harborside town of Yarmouth where there are harbour facilities; two mainland ferry connections, yacht clubs and amenities.

In December 2025, planning permission was granted for alterations to the house, which include a south facing extension to encompass a large kitchen/diner, more windows on the ground floor and changes to the western elevation. Included in this consent is the remodelling of the garage with a pitched roof and office extension. Please call our Yarmouth office for full details or look on the Isle of Wight Planning Portal using the following reference: - 25/01539/HOU to locate the property files. Under the plans, a newly created north east facing window in the current utility room could create an additional bedroom or lounge with the benefit of sea glimpses.

Set over two floors, Tanners, comprises; three bedrooms, including a principal bedroom suite on the first floor with plenty of built in storage. A utility room is also situated on the first floor. There are two further bedrooms on the ground floor and a bathroom with a wash hand basin and WC.

The ground floor offers a wonderful large, south-west-facing sitting room which runs the full width of the house and has access into the rear conservatory.

Tanners is located within the sought-after Port La Salle development, which is around a 15-minute walk (1 mile) into the historic harbour town of Yarmouth. Not only is this a great house in a large plot, the house also benefits from a share of the Port La Salle Harbour at the bottom of the development, which offers the use of a concrete slipway, dockside, seating area and open space with commanding views across the Western Solent.

The property is located a short walk up from the harbour which allows

for direct access to Bouldnor Bay and The Solent. The private foreshore and slipway are an excellent facility shared by Tanners and about 16 other neighbours. It is possible to obtain a license/lease from the Crown Estate for a deep-water mooring which several neighbouring properties have done, illustrating possibilities in this respect.

Bouldnor Bay is a magnificent bay offering excellent sailing, windsurfing, fishing and kayaking/paddle boarding etc. There are miles of coastal footpaths and beaches within a few minutes' walk of the property.

GARDEN

The garden is largely located directly to the south of the house and is enclosed with a wall, fencing with mature hedging and plants. Much of the garden is laid to terrace with mature beds. Furthermore, there is a section of garden to the north with an additional parking area.

TENURE

Freehold (the house), plus a long leasehold share in the ownership of the Port La Salle Harbour Company. There are approximately 16 owners who share the foreshore and slipway.

SERVICES

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

POSTCODE PO41 0XB

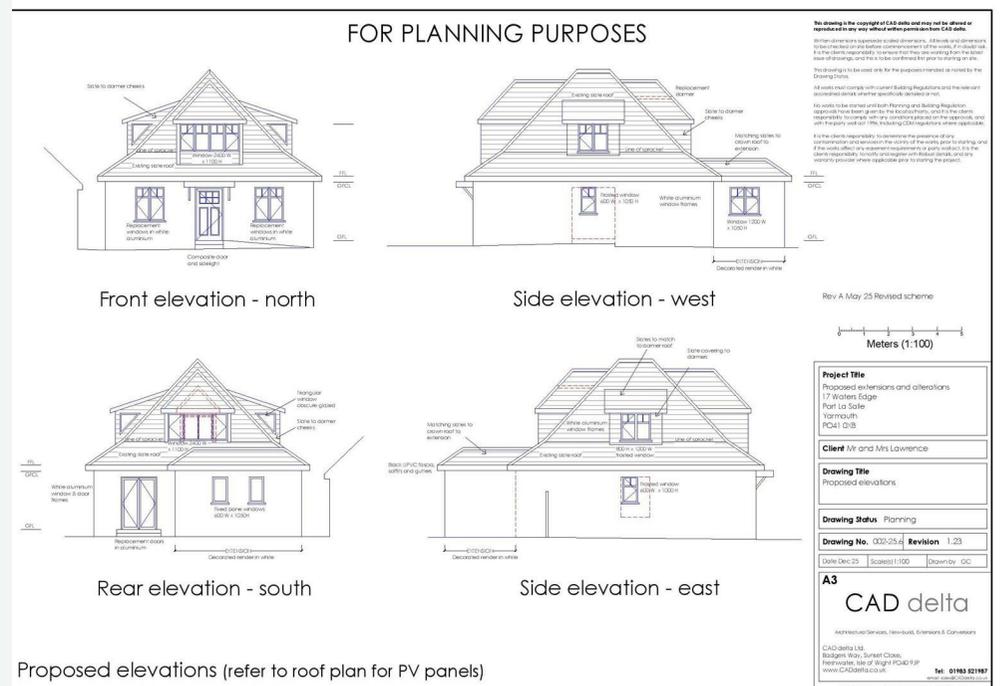
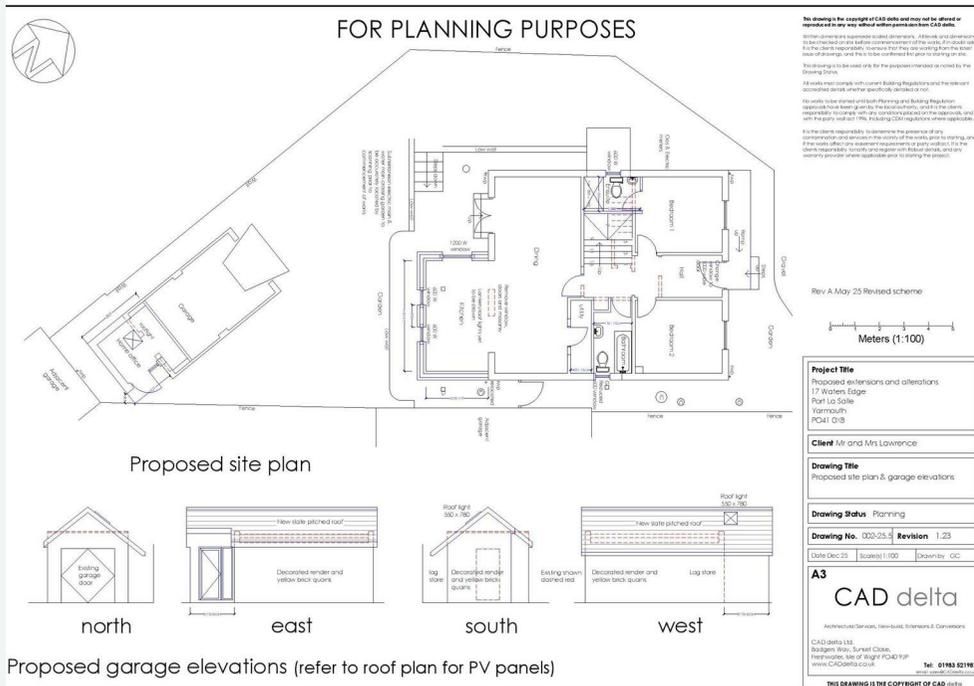
EPC Rating D.

COUNCIL TAX Band E.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

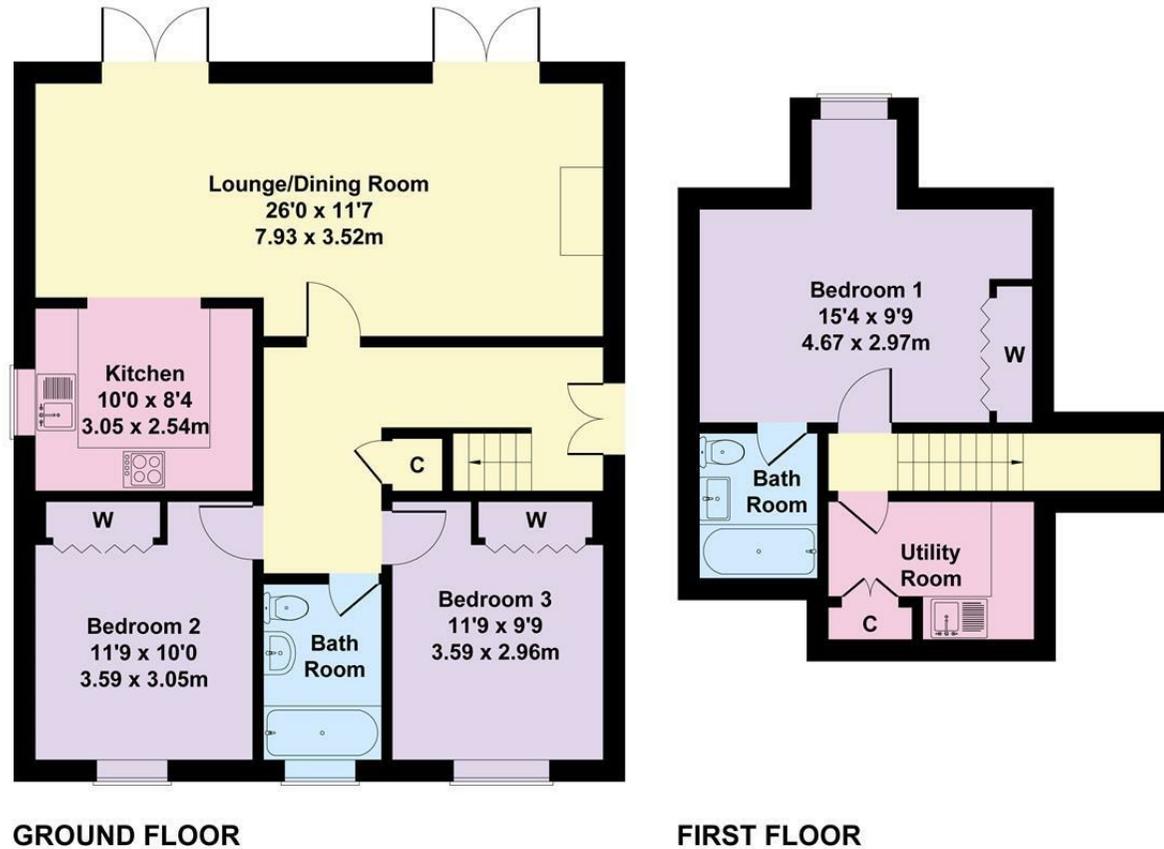






Tanners

Approximate Gross Internal Area
1119 sq ft - 104 sq m



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.

Produced by Potterplans Ltd. 2026

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