

SPENCE WILLARD



Warden Point House, Totland Bay, Isle of Wight

A five-bedroom contemporary home in West Wight, a moment's walk from Colwell Bay and The Hut restaurant, offered with the lease of a private beach hut included.

VIEWING

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KEY FEATURES

- Moments from Colwell Bay and The Hut restaurant
- Sea views to Colwell Bay
- Sheltered from prevailing winds by the historic wall of Fort Warden
- Five double bedrooms, three with en suites
- Turnkey condition throughout - recently built to a high specification
- Air source heat pump, underfloor heating and triple glazing
- Double garage and private driveway
- Chain-free sale
- Leasehold of a private beach hut at Colwell Bay included in the sale, a short walk from the house

THE LIFESTYLE

Warden Point House sits at the end of a private, no-through coastal road, with the original wall of historic Fort Warden sheltering the property from the prevailing wind - a detail any sailor will recognise the value of. From the door, it's a few minutes' walk down to Colwell Bay, one of the most celebrated beaches in the UK, with its long stretch of sand, slipway, and access to water sports, perfect for an outdoor lifestyle, entertaining friends and family, or just relaxing in the glorious climate of the West Wight.

The sale includes the leasehold of a furnished beach hut on the esplanade at Colwell Bay, only a few metres from the famous 'The Hut' seafood restaurant, giving the opportunity for a ready-made base on the sand: somewhere to store paddleboards, kayaks or simply deckchairs, without the long waiting list that normally comes with securing a hut at Colwell. The nearby Longbeach bar, Captains Café, and Waterfront restaurant ensure a wide range of dining and entertainment options.

The combination - a modern, low-maintenance house, a sheltered position, and a beach hut already in place - is ready to be lived in from day one, whether as a permanent home, a coastal retreat for weekends and holidays, or an investment property taking advantage of the destination status of Colwell Bay.

THE PROPERTY

An individually designed, light-filled contemporary house built in 2016, finished in anthracite-framed glazing, zinc rainwater goods and rendered elevations. Offered for chain-free sale.

Internally, generous glazing and a glazed lantern atrium over the first-floor landing bring natural light throughout. Light polished tiles run through the entrance lobby, reception hall and open-plan kitchen/dining room, with oak flooring to the sitting room and media/dining room. The kitchen is fitted with Neff integrated appliances and a substantial island incorporating an induction hob, retractable extractor, wine cooler and breakfast bar. The sitting room and kitchen/dining room both open onto the rear garden, as does the reception hall. The media room, currently used as a formal dining space, could equally serve as a cinema room, playroom or home office. A cloakroom and utility room

complete the ground floor.

Upstairs, all five bedrooms are doubles; three have en suites, including a full bathroom with a separate walk-in shower to the principal bedroom, and a family bathroom serves the remaining two. Three of the bedrooms look towards Colwell Bay and the sea, and double doors from the landing lead onto a sheltered balcony.

Built to a recent specification, the house has triple glazing, an air source heat pump, underfloor heating to the ground floor and radiators to the first floor.

OUTSIDE

Outside, there is parking and a double garage to the front, and an enclosed rear garden with a paved terrace sheltered by the original Fort Warden wall, plus an outdoor shower for rinsing off after the beach. A large garden store and smaller store for bicycles/BBQs are included.

THE BEACH HUT

- Interior: 7'10" x 5'10" (2.39m x 1.80m)
- Sea-fronting position with direct beach access, a short walk from The Hut restaurant
- Sold with existing furnishings included
- Held on a leasehold basis

LOCATION

Colwell Bay is one of the best-known beaches on the Isle of Wight: a long sandy/gravel bay with beach huts on the esplanade to the southern end, a slipway and good conditions for swimming, paddleboarding and other water sports, with a coastal path round to Totland Bay and onwards to The Needles and Tennyson Down. The bay's restaurant, The Hut, has an international reputation for dining right on the sand. Freshwater village, around a mile away, covers everyday shops, services and supermarket, and the harbour town of Yarmouth, with its mainland car ferry, well-regarded sailing facilities and choice of pubs and restaurants, is around ten minutes by car, or a pleasant coastal walk, making this a practical base for anyone keeping a boat on the Solent.

ROOM DIMENSIONS

Ground Floor

- Entrance Lobby glazed panels light the reception hall beyond
- Reception Hall 13'2" x 13'2" (4.02m x 4.02m) staircase as the centrepiece, access to garden and terrace
- Cloakroom contemporary basin and wall-hung WC with concealed cistern
- Sitting Room 26'5" x 14'8" (8.06m x 4.47m) triple aspect, two sets of doors to the garden and terrace
- Dining/Media Room 17'2" x 8'11" (5.24m x 2.72m) currently a gymnasium; equally suited to a media/TV room or office
- Kitchen/Dining Room 33'0" x 13'0" (10.06m x 3.96m) aspect to all elevations, doors to the garden and terrace; Neff appliances including two fridge/freezers, two ovens and a combination oven/grill/microwave with warming drawer; island with Silestone worktop, induction hob, retractable extractor, wine cooler, large pan drawers and a Quooker boiling/chilled/sparkling water tap





- Utility/Plant Room 7'3" x 8'11" (2.21m x 2.73m) sink and worktop with plumbing for a washing machine and space for a tumble dryer; houses the two pressurised hot water cylinders, consumer unit and underfloor heating manifolds

First Floor

- Landing glazed lantern atrium above; double doors with plantation shutters to a sheltered front balcony
- Bedroom 1 11'8" x 13'0" (3.56m x 3.98m) double aspect, view towards Colwell Bay from the side window
- En Suite Bathroom 11'3" x 7'4" (3.44m x 2.24m) wall-hung WC, vanity basin, bath and separate walk-in shower
- Bedroom 2 13'0" x 12'1" (3.96m x 3.69m) double aspect, similar sea view
- En Suite Shower Room wall-hung WC, vanity basin, shower cubicle
- Bedroom 3 13'0" x 11'9" (3.97m x 3.58m) outlook over the rear garden
- En Suite Shower Room finished to the same standard as Bedroom 2 en suite
- Bedroom 4 double bedroom, outlook to the rear
- Bedroom 5/Study 15'8" x 13'0" (4.78m x 3.98m) double aspect with a sea glimpse
- Family Bathroom wall-hung WC, vanity basin, bath with shower over and glass screen, fitted mirror

Outside

- Driveway parking through five-bar gates, with access to the double garage
- Front garden enclosed by hedging and fencing, mainly lawn, gated access to both sides
- Rear garden paved terrace adjacent to the house, steps up to a lawned terrace bordered by planting, timber garden store, timber garden bicycle/BBQ store, outdoor shower, outside taps and power sockets
- Double Garage 16'8" x 16'8" (5.09m x 5.09m) power, light, two electric sectional doors

Utilities

Mains water, electricity and drainage serve the property. Including an air source heat pump.



Council Tax Band F

EPC Rating C.

Tenure Freehold

Postcode PO39 ODA

Viewings

Strictly by appointment with the selling agent, Spence Willard.



Warden Point House



FIRST FLOOR



GROUND FLOOR

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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