

SPENCE WILLARD



Marlborough House, High Street, Yarmouth, Isle of Wight

A remarkable grade II listed Georgian mixed use 4-bedroom townhouse with ground floor commercial investment leased to a dentist and a wonderful south-facing walled garden.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



An exceptionally rare chance to acquire Marlborough House, available to the open market for the first time in over 100 years. An impressive Grade II listed mixed-use period property, occupying a highly desirable position on the south side of the fashionable High Street; a prime part of this historic harbour town.

Marlborough House presents an exceptional opportunity to acquire a property of considerable character, history and versatility with proven track record of commercial property investment income. Originally operated as an historic 19th-century public house known as the New Inn before transitioning into private and professional use. Over time, the former inn on the High Street evolved away from being a public house, hosting local merchants, family businesses, and shops such as local drapers and grocers.

The property combines a commercial ground-floor premises, currently leased to a dentist at approximately £1,050 per calendar month, with a substantial and highly individual four-storey residential house, enjoying its own private independent access from the High Street.

The house is particularly notable for its wealth of period features, generous accommodation and the delightful large, south-facing walled garden to the rear. From the upper floors there are also wonderful glimpses towards The Solent.

A handsome period property, retaining a wealth of architectural features associated with its age and heritage. The exterior remains largely 17th Century in character beneath a traditional slate roof, whilst internally the house provides an appealing combination of historic detail and adaptable living accommodation.

Features include original sash windows, handsome original staircases and bannisters, period proportions and numerous other architectural details, all of which contribute to the special character of this remarkable property.

The residential accommodation is approached independently from the High Street and is arranged over four levels, providing excellent flexibility for family occupation, home working and entertainment.

The house would now benefit from modernisation, offers well-proportioned accommodation with the principal living spaces arranged over the lower levels. The south-facing kitchen enjoys a pleasant outlook towards the garden, whilst the adjoining dining room/lounge provides a versatile everyday living space.

On the second floor are two good-sized double bedrooms, with a further two bedrooms on the top, third floor, providing four bedrooms in total.

The house is served by a family bathroom, comprising bath with shower arrangement, WC and wash hand basin, together with a separate cloakroom/WC with wash hand basin.

Ground Floor Workshop / Ancillary Room

At ground-floor level is a particularly interesting and versatile storeroom which was formerly used for the making of bespoke rocking horses.

This generous space offers considerable potential for a variety of uses and has the benefit of a rear door leading directly into the south-facing garden.

The room could provide an excellent workshop, studio, hobby room, home office or ancillary space, subject to the relevant planning and listed building requirements.

The Garden

One of the property's most compelling features is the large and exceptionally pretty, south-facing walled garden. Offering a high degree of privacy and an attractive sense of seclusion despite the property's prime High Street position, the garden is predominantly laid to lawn and includes a pleasant terrace, ideal for outdoor dining and entertaining.

Towards the rear is a charming vegetable garden, together with a garden shed, outbuilding and an air-raid shelter building, all contributing to the garden's considerable character and historical interest.

The combination of a substantial town-centre garden, its southerly orientation and the property's elevated position makes this a particularly unusual feature.

The ground-floor commercial accommodation is currently let to a dentist, producing an income of approximately £1,050 per calendar month. The rent is up for review in October 2027. Please contact our Yarmouth office for lease details/copy of the lease.

The commercial premises provide a useful investment element to the property and comprise:





Two treatment rooms
Waiting room
Reception area
Staff kitchen
WC
Storerooms

The existing commercial use provides an established income stream whilst the residential accommodation retains its own separate access, creating a clear distinction between the two elements of the property.

Marlborough House is a property of considerable individuality and historic charm, offering scope for a new owner to preserve, enjoy and potentially adapt this remarkable piece of local architectural heritage for generations to come. The property occupies a particularly enviable position in the heart of historic Yarmouth, one of the Isle of Wight's most charming and sought-after harbourside towns.

The Western Isle of Wight

The location is particularly well placed for exploring the beautiful western side of the Isle of Wight. From Yarmouth there is easy access to the countryside, coastline and beaches of West Wight, including the Western Yar Estuary and the wider Freshwater and Totland areas. The surrounding landscape provides a wonderful setting for walking, cycling, sailing and other outdoor pursuits.

Set at the mouth of the River Yar, Yarmouth has an enduring maritime character, with its attractive High Street, pretty harbour, historic buildings, waterfront, pier and a delightful selection of independent shops, galleries, cafés, restaurants and traditional pubs. The town has retained a wonderful atmosphere whilst providing an unusually broad range of amenities for a community of its size.

Services All mains services are connected to the property. New Boiler has been installed.

EPC Rating D.

Council Tax Band D.

Postcode PO41 0PN

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







Total area: approx. 170.3 sq. metres (1833.6 sq. feet)

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Plan produced using PlanUp.

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