

SPENCE WILLARD



Elm Cottage, Yarmouth, Isle of Wight

A rare opportunity to acquire an immaculate and recently extended detached family home situated on a large corner plot in a prime part of the town, with the benefits of off road parking for two cars, garage and a south facing garden.

VIEWING

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



Elm Cottage is a truly exceptional double fronted Edwardian house, one of the very few detached properties in the heart of the town with parking for two cars, in addition to a garage and a delightful South facing garden.

The 4-bedroom house has been the subject of a major upgrade in recent years which included extensions of the south and east elevations. It offers excellent family accommodation with well-proportioned rooms with an abundance of character and period features. There are currently two large reception rooms with the large bedroom 4 offering further potential as another sitting room/study, games room or separate accommodation if you wished to do holiday lets.

It is important to emphasise there are only a handful of properties within this picturesque and historic harbour town which can offer parking facilities and these rarely come on to the market. Elm Cottage has been in the same family ownership for decades and was professionally upgraded by local builder of high repute which has delivered an impressive house presented as a turn-key offering, with no works required. The house is positioned on the corner of sought after, Ommanney Road & Baskets Lane, that are fashionable parts of this historic harbour town.

The shops and ferry terminal are within five minutes flat walking distance, making this an ideal family, retirement or holiday home. Yarmouth is an unspoilt gem, that is increasing in popularity because of its excellent and varied sailing facilities, surrounding countryside of Outstanding Natural Beauty nearby, unspoilt beaches and easy access to London via the Yarmouth to Lymington ferry crossing and onward train connections to Waterloo.

RECESSED ENTRANCE PORCH

With entrance door with coloured leaded glass window.

ENTRANCE HALL

With under stairs cupboard, cloaks recess, and staircase to first floor with attractive turned balustrading.

SITTING ROOM

A large room with North, and South aspects, making it a pleasant and bright space with views out to the garden through the dining area. Feature fireplace (thought to be original) with tiled surround. Sliding doors into: -

DINING ROOM

A superb modern extension which is perfect for entertaining. A large room with built in storage cupboards and bi-fold doors into the attractive south facing garden. Doors leading through into the kitchen.

KITCHEN/BREAKFAST ROOM

A light and sunny room, ideal for sociable family dining. Well fitted, with range of modern wall and base units, incorporating cupboards and drawers, inset stainless steel sink unit, tiled splash backs and quality working surfaces. South facing French patio doors to paved terrace and garden. Roof sky lights.

BEDROOM 4/DRAWING ROOM

A large ground floor bedroom with adjoining shower room with WC and wash hand basin. There is a north facing window in the en-suite and a roof skylight over the bedroom. This bedroom is large and would make an excellent further drawing room or children play room/study or separate accommodation for Air BnB. All door ways are wheelchair friendly.

LIVING ROOM

An impressive formal space with extensive built in storage cupboards along the western wall. Windows overlooking Ommanney Road.

CLOAKROOM

with wash hand basin and WC.

FIRST FLOOR

LANDING

Built in cupboard, space for office area, loft access and original archway.

BEDROOM 1

Window to front and double-glazed window to side. Built-in double wardrobe and drawer units and door to:

EN SUITE SHOWER ROOM

with suite comprising corner shower cubicle with Triton electric shower unit, wash hand basin and WC.

BEDROOM 2

Double bedroom. Sash window to front. Two built-in double wardrobes.





BEDROOM 3

Double bedroom. South facing, window to rear.

SHOWER ROOM

Suite comprising shower with WC and wash hand basin.

OUTSIDE

There is a small front garden planted with shrubs and enclosed by a brick wall and traditional cast iron railings.

The delightful South facing rear garden is mainly laid to synthetic grass/Astroturf and well stocked with mature shrubs and flower borders. There is paved terracing, hard standing space and GARAGE for one car, with partition to form a secure garden store to the rear. Furthermore, there is off street car parking for two cars in front of the garage.

SERVICES

Gas, electricity, water and drainage are connected. Gas fired central heating with panel radiators.

COUNCIL TAX Band E.

EPC RATING D.

TENURE Freehold

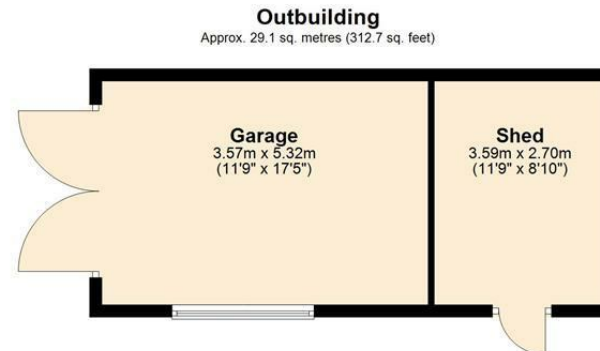
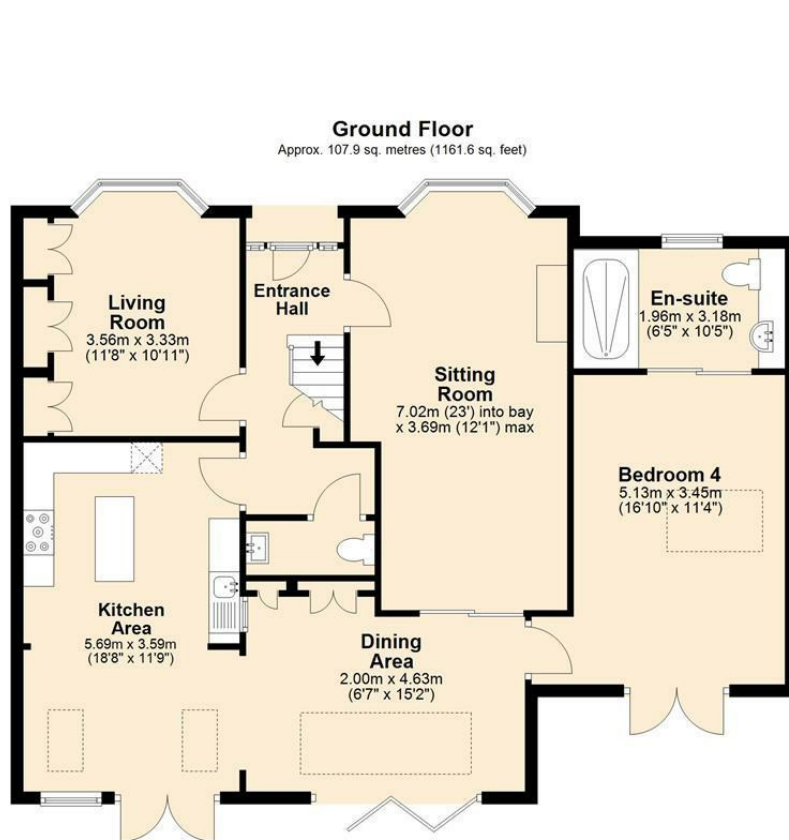
POSTCODE PO41 0QA

Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.







Total area: approx. 192.8 sq. metres (2075.5 sq. feet)

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Plan produced using PlanUp.

Elm Cottage, Ommanney Road, Yarmouth

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