

SPENCE WILLARD



The Salt House Halletts Shute, Yarmouth, PO41 0SB

A truly exceptional and recently re-developed single storey residence located a short walk from Yarmouth & Sandhard Beach, all within an impressive, private plot that extends to just over 0.5 acre.

VIEWING

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The Salt House offers a superb 'turnkey' offering having just undergone a painstaking and thorough modernisation program which has been completed to a very high standard. The property presents itself as a new home and offers large internal and external entertaining spaces. Located a short walk from all the harbour facilities, mainland ferry connection and amenities of Yarmouth, this property occupies an accessible, elevated position. There is a large central corridor/hallway which gives access to the principal rooms with plenty of south facing natural light.

A bespoke Thomas Howley kitchen has been installed within a superb triple aspect kitchen/diner which offers direct access out onto one of the three garden terraces. There are designer fitments and a substantial Fisher & Pykal fridge unit which is located between a range of cabinets. There is a large central island unit – perfect for cooking & entertaining. This superb, show piece room delivers masses of natural light with stunning views across the recently landscaped and secluded Mediterranean style garden with a range of sizable and wonderful olive trees.

The property benefits from a tasteful and high-end upgrade throughout, which has delivered three large bedrooms – two of which have en-suite facilities and one has its own private east facing morning sun terrace. There is also an impressive family shower room and a large integral double garage. There is space for a further bedroom should it be required by a new owner. A useful utility room is located adjoining the garage – perfect for washing down paddleboards, sailing and water sports equipment. The utility room has an external door into the rear garden. There is a well-equipped TV/snug room that is located off the main hallway, which has high quality fitted

TV and storage units along one wall. This room would also work well as a study for home working.

Outside This substantial plot occupies just over half an acre and is enclosed with a magnificent natural stone wall along much of the southern boundary with heavy duty hardwood bespoke gates to the site (with adjacent power supply). Furthermore, professional landscaping has ensured that this garden is something special. There are three natural stone raised terraces, sub-tropical plants, and pretty paths linking the various areas of the garden. There is a large lawn on eastern and southern side of the property with a section of woodland at the rear of the property, providing useful shade. At the top of the garden is the perfect place to enjoy evening sunsets. Behind the house is an external, heated shower. The property has access onto the footpath that leads down to Gas Works Lane leading to River Yar Boat Yard - perfect for keeping a boat within close walking distance. From The Salt House, there is pavement access all of the way into Yarmouth. On the western side of the house there is plenty of space for parking several boats & cars. There is an electric car charge point fitted on the end of the garage/adjacent to the drive.

Services All mains service are connected to the property.

EPC Rating TBC

Council Tax Band F.

Postcode PO41 0SB

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





Total area: approx. 174.4 sq. metres (1877.0 sq. feet)
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