

SPENCE WILLARD



Windy Ridge Bouldnor Road, Yarmouth

A landmark 7-bedroom, modern waterfront house set within extensive grounds in an elevated position, delivering magnificent long-range Solent views to the north and southerly views across Rofford Marsh and The Downs, River Yar Estuary beyond

VIEWING:

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Available for the first time since construction, Windy Ridge offers a new owner a truly unique opportunity to live in an inspirational location a short walk from Yarmouth with some of the finest views available in the area. This elegant red brick property was constructed to a high standard around a decade ago in neo-Georgian style with the benefits of modern comforts such as underfloor heating, bespoke energy efficient (with photovoltaic solar panels)/ low maintenance sash windows and an outstanding kitchen. There is a stunning waterfront garden, and the house plot sits within large grounds; in all, there is about 0.65 acres, with additional adjoining land available by separate negotiation.

This substantial house delivers an overall footprint approaching 5,000 sq. ft allowing flexible living accommodation, perfect for a large family or those seeking multi-generational living. There is a superb attached two-bedroom annex with a large kitchen/diner and fine views. The house has a well-designed layout with imposing high ceiling heights and a spacious entrance hall with a beautiful landing on the first floor. Most of the windows offer truly stunning views in multiple directions.

Exceptionally well positioned around 500m from the centre of Yarmouth where there is a range of boutique shops, two ferry operators to Lymington, two sailing clubs and some of the most sought-after eateries on the Isle of Wight. Furthermore, the harbour has first class berthing facilities. The area is renowned for its natural beauty, peaceful atmosphere, world famous sailing/boating and strong sense of community.

Windy Ridge is a fabulous, detached family home with the benefits of separate stunning waterfront garden leading to a few metres of the Solent foreshore; a self-contained holiday let income producing annex; a lower ground floor to the main house that is currently



equipped for entertainment. This is a versatile, one-off house which has been created to make the most of its unique situation and provides spacious accommodation set over 4 levels.

The entire top floor is the **PRINCIPAL SUITE** with commanding Solent views and southerly views; there is plenty of built in storage and a private **ROOF TERRACE** which elegantly blends into the roof pitch. A **BATHROOM EN-SUITE** is adjoining with a bath that offers magnificent views to the south.

The ground floor comprises a fine locally built hard wood front door leading to an impressive **HALLWAY** with access off to the **KITCHEN/DINER** with bi-fold doors onto the rear **ROOF TERRACE** - perfect for entertaining. The kitchen/diner offers a large island unit with granite worktops throughout and underfloor heating. There are two good sized **RECEPTION ROOMS** with; a south facing **FAMILY ROOM** with bi-fold doors to rear raised terrace and a **LIVING ROOM** offering great views towards The Solent. There is a **W/C** with wash hand basin and storage located off the hall.

The first floor comprises three well-proportioned **DOUBLE BEDROOMS**, one of which has a well-equipped shower room **EN-SUITE**. Two of the bedrooms enjoy a double aspect outlook and all the bedrooms have superb views; a mix of sea views and or views over Rofford Marsh to the south/west of the property. A large double door airing cupboard is located off the landing.

Windy Ridge benefits from a large lower ground floor which enjoys a south facing aspect. This area of the house is currently used as an **OFFICE** and **BAR/ENTERTAINMENT ROOM** with a separate **KITCHEN**. There are three further **STORAGE ROOMS** in the lower ground floor. A large **GAMES ROOM** leads out onto the rear terrace through bi-fold doors and there is a south facing office to the side.

THE ANNEX

Adjoining the house on the east side is an attractive wing that comprises a **DOUBLE GARAGE** and **ANNEX**. To the rear and above is a wonderful two-bedroom annex cottage, which has a proven tract record as a highly successful holiday let. The annex has a large open plan **KITCHEN/DINER/SITTING ROOM** with its own front door and French doors opening out onto a separate, enclosed rear terrace offering staggeringly fine views to the south/south-west. The annex has one **BEDROOM** on the first floor with fine sea views and a separate **BATHROOM**. There is plenty of built in storage off the first-floor landing. A further **BEDROOM** to the rear on the ground floor with two south facing windows and a **SHOWER ROOM EN-SUITE**.



THE GROUNDS

Windy Ridge comprises of two plots; the first which surrounds the house with a large south facing garden laid mainly to lawn extending to about 0.5 acres. The second is a stunning, fence enclosed plot of land which abuts the coastal footpath and offers panoramic sea views and a useful raised terrace. The waterfront plot is accessed by a gate at the top and extends to about 0.15 acre and is the perfect place to enjoy a BBQ as well as taking a dip in the sea and water sports off the seawall. To the rear/side of the garden is a most useful workshop/tools building. This is a lifestyle house with an outdoor shower, space/power and plumbing for a hot-tub and views from all angles. There is plenty of parking to the front of the house and two good sized garages with power & light.

OUTDOOR LIVING

There are expansive entertaining spaces with massive open-plan living, formal dining, and multiple terraces overlooking the sea. The landscaped grounds have been thoughtfully designed to complement the coastal environment. Multiple terraces provide sheltered spots for relaxation, while the waterfront garden offers a private vantage point over the Solent. A gated pathway leads directly to the coastal footpath, connecting to nearby beaches and scenic walks across the Island. There are tiered coastal planting, various sun terraces, and sheltered seating areas enclosed with mature shrubs and bushes. The coastal footpath into Yarmouth is a short walk and there is also a pavement at the top.

GENERAL INFORMATION

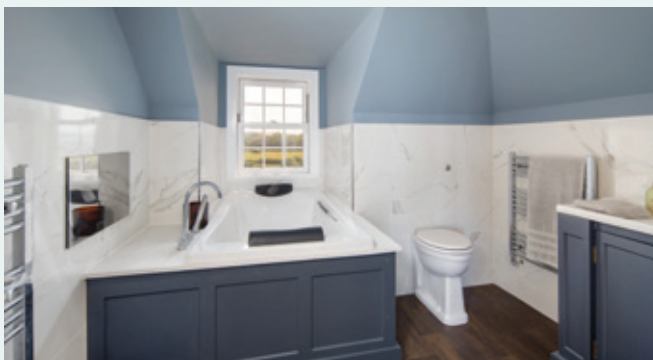
SERVICES Mains water, power and gas serve the property. Private drainage.

TENURE Both plots of land are freehold.

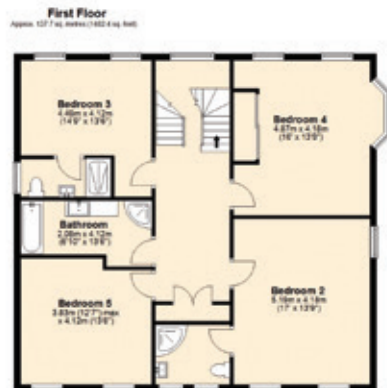
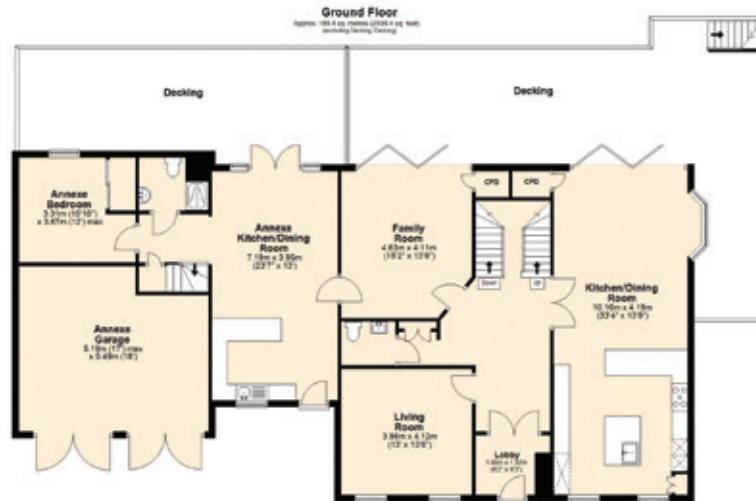
EPC Rating Main House B and Annex B.

POSTCODE PO41 OUP

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







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Total area approx. 454.2 sq. metres (4988.4 sq. feet)
Windy Ridge Annex EPC, Bouldnor Road, Yarmouth



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