

SPENCE WILLARD



10 Farthings Way, Totland Bay, Isle Of Wight, PO39 0LD



*For sale with no onward chain, this deceptively flexible four bedroomed home is set over two floors with off-road parking and a "tandem double garage" with workshop located at the end of a private cul-de-sac with some countryside views.*

VIEWING

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Offered for sale with no onward chain, this deceptively spacious 3/4 bedroomed home located on the fringes of Totland Bay at the bottom of a private cul-de-sac. Forming part of a small bespoke development of similar properties built XXXXXX, this property has accommodation over two floors and includes a sun room, a living room, a kitchen, a utility plus three bedrooms with one ensuite to bedroom one and a separate family bathroom. On the lower ground floor level there is a large garage with workshop space and another bedroom. There is scope to convert the whole lower ground floor into accommodation, (subject to appropriate building regulations and planning consents.) Outside there is off-road parking with gated driveway, landscaped gardens and a sun-terrace with distant views across local countryside.

**LOCATION**

Accessed from The Mall, Farthings Way is a small cul-de-sac of individual bungalows built by a local developer in the late 1980's to early 1990's. There is access to numerous countryside walks and the nearest seafront at Totland Bay is 5-10 minute walk away. The local shops and amenities of Freshwater Village are within half a mile or so and offer a good mix of bespoke shops, supermarkets and a variety of eateries. In addition there is also a sports centre with indoor pool, a health centre and even a library. The other seafronts at Colwell Bay and Freshwater Bay are also nearby as is Golden Hill Fort Country Park. There are good road and bus links across the Island and the nearest ferry terminal can be found about a 10 minute drive away at Yarmouth with regular crossings to and from Lymington on the mainland.

**SUNROOM**

A light and airy space ideal for entertaining with views across fields to the rear and access into the hall and outside to a bespoke sun terrace with some countryside views.



## SUN TERRACE

Providing an ideal spot for alfresco dining or to just sit and enjoy the sunny aspect with a glass of wine and a good book as desired.

## ENTRANCE HALL

A spacious hall with built-in storage, stairs to lower ground floor and doors off to.

## LIVING / DINING ROOM

6.915 x 4.730 (22'8" x 15'6")

A spacious room with windows to either side and glazed sliding door to the outside plus feature fireplace and and book shelving on the rear wall.

## KITCHEN

5.050 x 2.920 (16'6" x 9'6")

Providing a good range of wall and floor mounted storage with ample worksurface area with an inset one and a half sink and drainer. The kitchen has an integrated double oven/grill, a gas hob with cooker hood over and has an arch through to:

## UTILITY

3.625 x 2.025 (11'10" x 6'7")

Opened out to the main kitchen by current owner with storage and worktop space, inset sink and drainer, space and plumbing for washing machine and stable door to outside.

## BATH AND SHOWER ROOM

2.775 x 1.775 (9'1" x 5'9")

Offering the choice of a bath or shower with a WC and a wash hand basin.

## BEDROOM ONE

3.765 x 3.670 (12'4" x 12'0")

A good size double room with built-in wardrobe and dual aspect windows providing a good amount of natural light. Access to.

## ENSUITE

## BEDROOM TWO

3.765 x 3.305 (12'4" x 10'10")

## BEDROOM THREE

3.130 x 2.800 (10'3" x 9'2")

## LOWER GROUND FLOOR

Inner staircase to and from main bungalow area and comprising:

## GARAGE

8.735 x 3.305 (28'7" x 10'10")

A substantial "tandem" style double garage with roller shutter door to and from parking area. The lower floor is quite substantial overall and there is also a workshop area and an internal door leads to:







#### **INNER LOBBY**

Internal doors to other rooms and internal staircase to main bungalow area.

#### **BEDROOM FOUR**

3.655 x 3.060 (11'11" x 10'0")

Another double bedroom with window. This could be an office/hobby room etc as desired. This area also has huge potential for conversion into an annexe if desired,(subject to planning approval and building regulations as required)

#### **OUTSIDE**

The property has some landscaped garden to the rear and offers parking for 2-3 vehicles, a sun terrace with countryside views and some further planted areas to the side.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

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#### **EPC RATING**

TBC

#### **VIEWING**

Strictly by appointment only via Spence Willard in Freshwater









## 10, Farthings Way



LOWER GROUND 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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