

SPENCE WILLARD



Little Bassett Madeira Lane, Colwell Bay, Isle of Wight, PO40 9SP

With no onward chain and having undergone extensive upgrades by the current owner, this four bed roomed, (three with ensuite facilities), detached home is within a couple of minutes walk of Colwell Bay seafront. Currently used as 5 Star B&B but could be family home .Garage and plenty of off-road parking included.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



A great opportunity to purchase an immaculate and extended property in Colwell Bay just a two-minute walk from the beach on a quiet private no-through road. Little Bassett offers extensive flexibility for use as a large family home or as currently used, a B&B with owners' accommodation included. The property itself has a large living room and a separate dining room both overlooking rear landscaped gardens with own access to and from gardens, a modern well-equipped kitchen, four good-sized bedrooms with three having ensuite shower rooms plus another separate shower room on the ground floor.

Currently the owner runs the property successfully as a 5 Star Rated B&B for five months a year with an excess of £25,000 (gross) income to date with clear potential to increase this further by extending the letting season as desired. It can be sold as a going concern if desired with most of the bed and breakfast furniture including all white goods. Likewise, this property would also make a stunning family home, ready to just move into!

The recent extensive modernisation and decoration has been finished to a high standard throughout and all kitchen appliances are in "as new" condition. The flooring is of a high quality throughout the property and the recently installed gas boiler with pressurised hot water tank system, is large enough to accommodate all the ensuites having hot water at the same time. Moving outside Little Bassett does not disappoint with on-site parking for four cars to the front and access to the garage. The rear gardens have been thoughtfully divided by a fence to allow guests and property owners their own privacy to relax in and have been landscaped with ease of maintenance in mind to include decked terraces and gravel beds with some planted areas."

LOCATION

Madeira Lane is a sought-after location due to the proximity of the beach which can be seen from the road when approaching Little Bassett and benefits from pedestrian access to the seafront within a two-minute walk. The local shopping centre in Freshwater Village is a couple of minutes' drive away or 15-20 mins walk and offers a good mix of bespoke shops and eateries together with some well-known supermarket chains, a library, a health centre, and a sports centre with indoor pool. Bus and road links are very good with the nearest ferry crossing just a few minutes' drive away at Yarmouth with regular crossings to and from mainland UK via Lymington.

PORCH

2.300 x 1.080 (7'6" x 3'6")

Accessed from front drive and parking area and leading to main entrance.

HALL

A good space with stairs to first floor, access to under stairs storage cupboards and internal doors off to:

KITCHEN

2.700 x 2.585 (8'10" x 8'5")

Compact but surprisingly well equipped with a good range of wall and floor mounted kitchen units with integrated appliances including a five burner gas hob with extractor over, a double oven and grill, a dishwasher and a fridge/freezer. There is also space and plumbing for a washing machine and work surfaces areas with one having an inset one and a half sink and drainer. Window to front.

DINING ROOM

4.500 x 3.615 (14'9" x 11'10")

Currently used as a dining room but could be additional sitting room as desired. Window to rear and door to outside sun deck area and rear gardens.

LIVING ROOM AREA

4.625 x 3.610 plus 5.495 x 2.910 (15'2" x 11'10" plus 18'0" x 9'6")

An expansive living room offering classic charm with modern versatility Access to rear gardens.

BEDROOM THREE

3.617 x 2.785 (11'10" x 9'1")

A double room with window to front and benefitting from having built-in wardrobes and additional storage.

BEDROOM FOUR

A small double or large single bedroom with window to the side and access to:

ENSUITE SHOWER ROOM

3.610 x 2.785 max (11'10" x 9'1" max)

Accessed via folding wood door from bedroom and comprising a walk-in shower, WC and wash hand basin. Window to side aspect. This room is one of three currently let-out for Bed and Breakfast during Spring/Summer to provide additional income.

FIRST FLOOR LANDING

Bespoke wood stairs to and from entrance hall with access to built-in storage cupboard housing Gas Combination Boiler and pressurised hot water system, (upgraded in last 12 months or so). Internal doors off to:

BEDROOM ONE

4.495 x 3.550 (14'8" x 11'7")

A large double bedroom with space for super king bed and access to under eaves storage area. Window to side aspect and internal double doors into:

ENSUITE

2.770 x 1.365 (9'1" x 4'5")

Comprising a double walk-in shower, WC and wash hand basin with window to side aspect.

BEDROOM TWO

3.500 x 3.500 (11'5" x 11'5")

Another double bedroom with window to side aspect and doors to:

ENSUITE

With a double walk-in shower, wash hand basin and WC. Window to side.





OUTSIDE

The front gardens are well laid out and provide a drive on on side leading to garage and a number of defined gravelled areas on the other side for parking with some planted shrubs and small trees creating a real Mediterranean feel complimenting the fact the seafront is a couple of minutes walkaway at the end of the road. There is access down the side of the property to and from rear gardens which are cleverly landscaped to take full advantage of the sunny aspect throughout the day and include raised deck seating areas, patio areas and some planting.

GARAGE

3.550 x 2.615 (11'7" x 8'6")

Up and over door door from front drive.

TENURE

Freehold

COUNCIL TAX BAND

D

EPC RATING

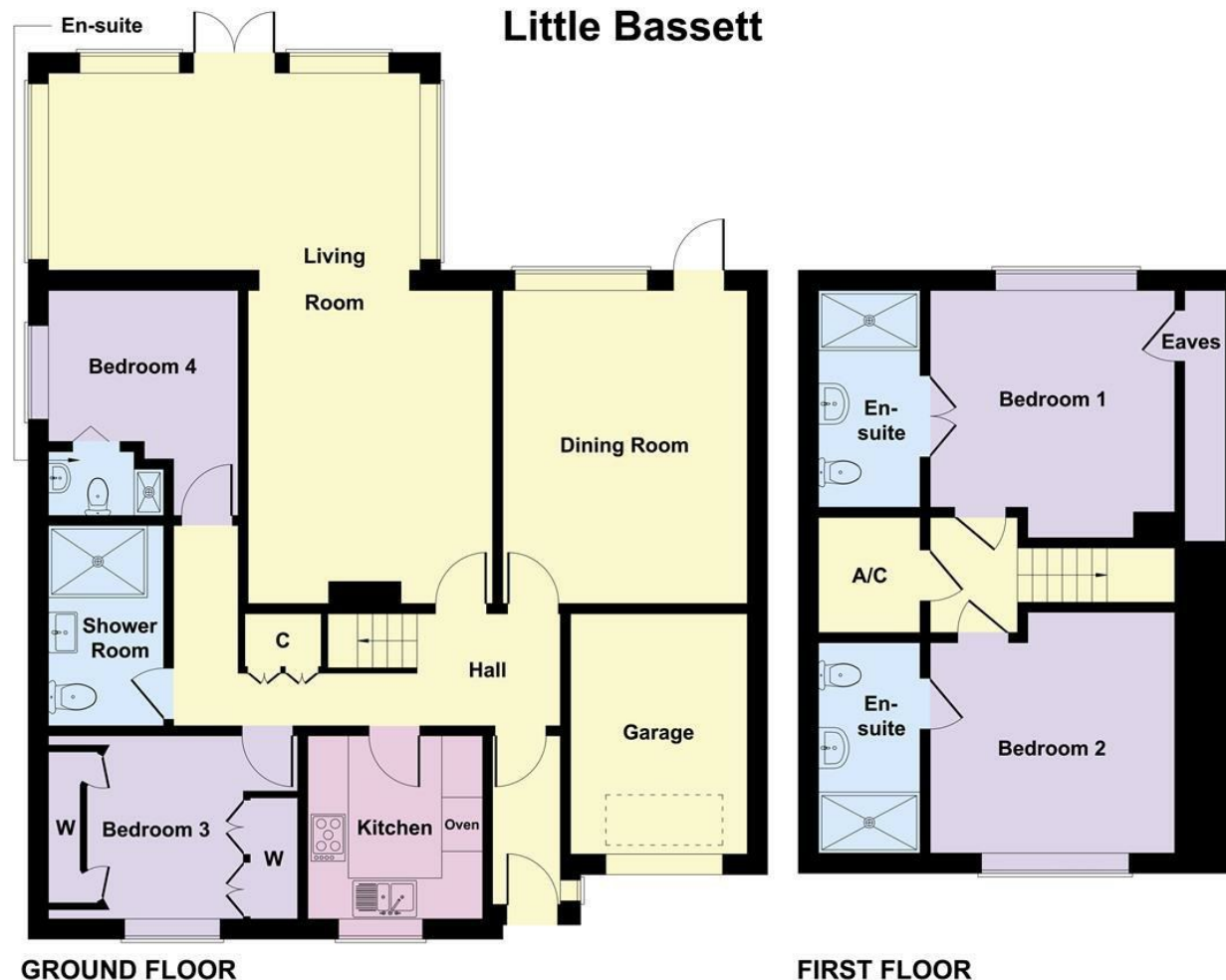
D

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.







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.
Produced by Potterplans Ltd. 2025

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.