

SPENCE WILLARD



Weston Villa, Weston Road, Totland Bay, Isle of Wight

A character three bedroomed home set over three floors in Totland Bay within a five-six minute walk of the seafront and Pier.

VIEWING

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



An imposing and sizeable three storey character home located in Totland Bay ready for you to put your own stamp on.. Weston Villa is a semi detached house built circa 1896 and offers a wealth of original features with a fireplace in most rooms. The accommodation is ready to move into but also offers great scope to alter the internal layout to suit your own requirements. Upon entering via the front path, you step into a welcoming hallway with stairs leading to the upper floors and doors to the main living spaces: a living room, a dining room, and a kitchen with a rear porch. The first floor comprises a double bedroom, a bathroom, and a utility area with a WC. On the second floor, you'll find two further double bedrooms.

Outside, the property boasts a raised front garden and a side access leading to a generous rear garden. This outdoor space features several seating areas, productive fruit and vegetable beds, a greenhouse, a shed, and a useful summerhouse positioned at the far end of the garden. The home has also benefited from external repointing in more recent years.

LOCATION

This area is known for its character homes and is just a short walk from the shops in Totland centre, including a post office. The beach in Totland Bay, renowned for glorious sunsets and Waterfront public house, is just a few hundred yards further. Local bus stops offer quick and convenient transport to Freshwater and Yarmouth, where you'll find a further selection of shops and amenities. A network of footpaths and bridleways nearby provides access to miles of scenic downland and countryside walks, perfect for dog owners, and featuring stunning views, including the iconic Needles at Alum Bay, which is only a few minutes away by bus or car. The nearest ferry terminal to the mainland (via Lymington) is located in the harbour town of Yarmouth, less than a 10-minute drive away, with regular services for both foot passengers and vehicles.

HALL

Stairs to first and second floor with storage area under. Doors off to:

LIVING ROOM

3.95 x 3.65 (12'11" x 11'11")

Window to front overlooking garden and beyond. Feature fireplace.

DINING ROOM

3.95 x 3.60 (12'11" x 11'9")

Window to the side and offering room for a family size table and chairs. Another feature fireplace. Step up into:

KITCHEN

4.45 x 2.95 (14'7" x 9'8")

Window to rear and skylight provide ample light and there are a number of bespoke floor and wall mounted cupboards with work surfaces over with inset one and half sink and drainer. There is five burner range with cooker hood over and integral double oven/grill. Space an plumbing for a dishwasher and space for upright fridge/freezer. There is a second "servants" staircase from the kitchen to upstairs landing. Door to:

REAR PORCH

Door to outside rear garden.

FIRST FLOOR

Window to front. Stairs from ground floor and stairs to second floor and doors off to:

BEDROOM ONE

3.90 x 3.65 (12'9" x 11'11")

A good size double bedroom with window to front. Door to second landing area.

BATH AND SHOWER ROOM

3.65 x 3.10 (11'11" x 10'2")

A generous bathroom with a curved bath and separate double shower unit plus Vanity unit with inset wash hand basin. There is an original fireplace and the bathroom is "jack-and-Jill" with both landings.

WC

A WC with window.

UTILITY AREA

A useful space with plumbing and space for washing machine and some storage. Window to side and access to second staircase.

SECOND FLOOR

Stairs to and from first floor with window to the side and some shelving. Doors off to:

BEDROOM TWO

4.00 x 3.60 (13'1" x 11'9")

Another double bedroom with window to the front with some far reaching views and a built in cupboard/wardrobe.





BEDROOM THREE

3.95 x 3.65 (12'11" x 11'11")

Third double bedroom with window to side.

OUTSIDE

At the front of Weston Villa, a raised garden is attractively planted with a variety of shrubs and plants, surrounding a central lawn. A gated pathway leads around the side of the property to the beautifully maintained rear garden, a standout feature for those looking for a productive organic fruit and vegetable plot combined with space for relaxation and outdoor entertaining. Benefiting from a sunny south and west-facing aspect, the rear garden is also richly planted with herbaceous perennials and includes a dedicated wildlife area. Additional features include a charming summer house and a timber garden shed.

SUMMERHOUSE

3.825 x 2.925 (12'6" x 9'7")

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

Freehold

POSTCODE

PO39 0HA

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





Weston Villa



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.