

SPENCE WILLARD



Pound Farm Bungalow, Shanklin Road, Sandford, Isle of Wight

An unusual opportunity arises for buyers seeking a detached bungalow with 2.88 acres of adjoining land, offering a large open barn and orchard.

VIEWING

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Pound Farm Bungalow

Located in Sandford this large bungalow offers three double bedrooms, one of which is currently used as a formal dining room by the owners, leading out to a large conservatory, built approximately 10 years ago. Solar panels assist in the running of the home and are owned outright and provide an additional income to the owners. The private drainage system has been renewed entirely within the last 2 years. The property is easily accessible to both the village of Godshill and the seaside town of Shanklin with their extensive amenities, so whether you're searching for fine eateries, country walks and pubs or sandy beaches everything is on your doorstep.

Sandford itself is a rural village, and this particular home has a delightful formal garden bordered by mature hedging and with an array of well stocked flower and vegetable beds, as well as a large greenhouse. What sits beyond the rear garden is a delight, as leading from the formal garden you discover a mature orchard boasting a range of fruit trees, and a large paddock and open barn. The whole plot extends to 2.88 acres with grass paddocks encouraging a large selection of wildlife. The land has had various uses over the years, from horses to flower production. The land itself has agricultural restrictions, so if you're searching for space to indulge in the good life this property really will fulfill your wishes.

Entrance Porch

With a tiled floor and UPVC door to front, there are glazed panels to each side of the front door allowing plenty of natural light into the hallway.

Sitting Room

A lovely dual aspect room with both radiators and a multi fuel burner, providing a spacious room with a cosy feel.

Kitchen

Fitted with an array of wall, base and drawer units with a built-in electric oven and gas hob and inset stainless steel sink. UPVC window to rear offering a delightful view out to the rear garden.

Inner Lobby

With large double cupboard concealing the boiler and offering ample storage space.

Separate WC

UPVC window to rear and WC.

Bathroom

A white sink and bath with shower over and screen. Heated towel rail. UPVC window to rear.

Bedroom 3/Dining room

Currently used as a formal dining room with UPVC double doors accessing the large conservatory that overlooks and accesses the rear garden.

Bedroom 2

A great dual aspect double room with fitted wardrobes offering great storage.

Bedroom 1

Another lovely dual aspect double room with an open outlook.

Outside

Rear Garden

With large greenhouse, shed and feature pond. Large open barn for agricultural machinery storage. Attached double garage With two up and over doors that also lead through the garage to a further door allowing vehicular access through the garden. Lawned area leading up to established orchard and vegetable garden, well planted and providing an abundance of self-grown produce.

Postcode

PO38 3AW

Services

Private drainage with new septic tank. Mains gas, electricity and water.

EPC

Rating C

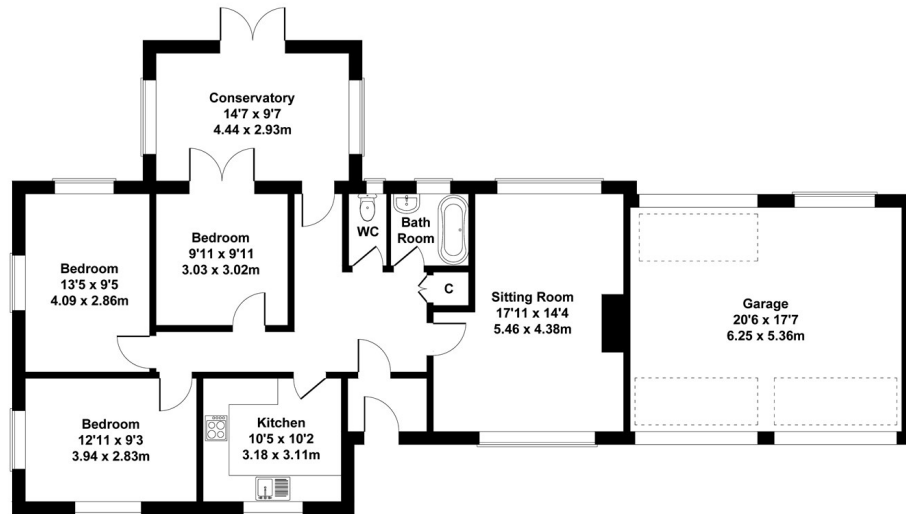
Viewings

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



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Approximate Gross Internal Area
1464 sq ft - 136 sq m



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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