

# THE NEW HOUSE

WELLOW • ISLE OF WIGHT



# THE NEW HOUSE

MAIN ROAD, WELLOW,  
ISLE OF WIGHT

**A WELL-PRESENTED THREE BEDROOM DETACHED HOUSE LOCATED IN A SOUGHT-AFTER POSITION AROUND A 5-MINUTE DRIVE OF THE HARBOUR TOWN OF YARMOUTH**

The New House is a wonderful family house located in the pretty village of Wellow. The property offers a fabulous south facing aspect within an extensive plot that wraps around all sides. There is excellent potential to extend the house (subject to obtaining any necessary planning consents) should more internal space be required. The house sits in an elevated position enabling it to be flooded with natural light.

The ground floor comprises of a large conservatory on the southern side and a separate kitchen/dining room. The kitchen has a good range of modern wall/base units with direct access into the spacious conservatory. An impressive sitting room with feature wood burner - all enjoying south & north views with access into the conservatory. There are three good sized bedrooms on the first floor - all of which enjoy a lovely aspect. There is a modern family shower/bathroom.



Wellow benefits from direct and excellent access to miles of fabulous countryside walks. The coastal footpath is around a mile to the north with the National Trust managed Newtown Nature Reserve a short drive from the property. Yarmouth is approximately two miles from the house, where there is a good range of amenities and a mainland vehicular ferry service to Lymington - with a rail link to London.

## OUTSIDE

There are outbuildings including a south facing summer house (with power), polytunnel and stores. The south facing garden has lawns, beds, and an impressive fruit/vegetable garden. There is off street car parking to the front of the property and a further garden/lawned area.

The sellers propose that a development uplift (overage) clause will be placed on the eastern end of the plot.

## TENURE

Freehold

## SERVICES

Main's electricity, private drainage, and oil-fired central heating.

## SOLAR PHOTOVOLTAIC CELLS

There is a 12 panel micro converter solar system monitored by Enphase Enlighten system, which it is understood generated about 3.6 MWh in 2020, equivalent to saving the CO2 of 65 trees (running a 100 W bulb for 4 years or a refrigerator for 27 months).

## EPC

Rating E

## VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents: Spence Willard.

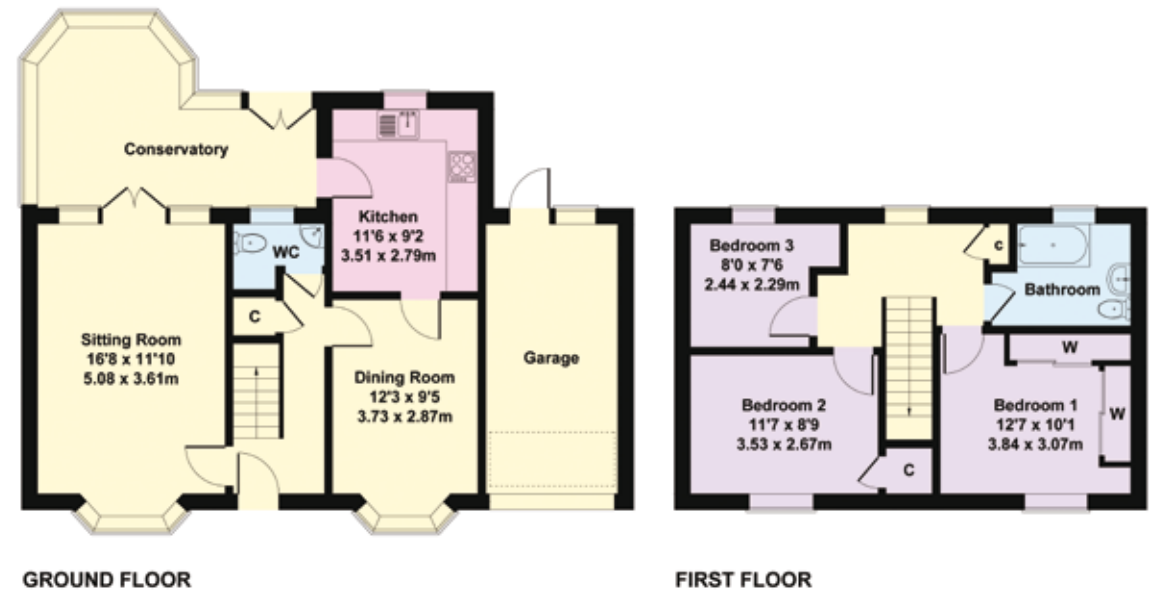






## The New House, Wellow

Approximate Gross Internal Area  
1351 sq ft - 126 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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