

SPENCE WILLARD



One Tennyson, Down Lane, Carisbrooke, Isle of Wight

An impressive individually designed home providing over 5000 square feet of accommodation, with a proven holiday rental income

VIEWING:

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Main House

Nestled into the foot of Bowcombe Down, the property has been built to a high specification offering the height of technology in energy efficiency, CAT 6 networking, with WAP to all floors in the main house as well as eco measures, such as a heat recovery system ensuring an ideal temperature with solar panels assisting in the heating of the water throughout the year.

Boasting large windows to all principal rooms, the property is flooded with natural light and its large ground floor living/kitchen/dining room provides a superb area for entertaining, particularly with the addition of a large wrap around patio accessed from the bi-fold doors. The main house also has a cosy cinema room and a children's playroom, peacefully situated at the rear of the main dwelling.

The home has provided a healthy holiday rental income to the current owners, with the main house divided into two dwellings - a penthouse apartment with its own private entrance along with three bedrooms, and the main house having five bedrooms. In addition, what was originally a garage, is separate two-bedroom single storey dwelling located in the grounds.

All of the properties have been thoughtfully separated to give optimum privacy to the residents. The main house has a lockable interconnecting door to the penthouse, making it easy to utilise the main house as one should you so wish.

The property is located in Carisbrooke, close to the County Town of Newport with its range of shops, cafes and restaurants. Nearby is the impressive Carisbrooke Castle and the popular Tennyson Trail which leads up from the adjacent public footpath giving occupants immediate access to the glorious countryside.



Main House



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MAIN HOUSE

Accessed through a lockable gate that leads from the car port, a smart paved pathway leads up to the front of the house and the large patio area.

ENTRANCE HALL A superb entrance space with tiled floor and full height glazed windows to the side overlooking the garden.

SEPARATE CLOAKROOM Fitted with WC and wash hand basin.

LIVING/KITCHEN/DINING ROOM A large and impressive entertaining space with underfloor heating and full height sliding doors leading out to the patio and landscaped gardens. The kitchen area is fitted with attractive grey units with Corian worktop over and inset Neff appliances. A large rectangular central island defines the kitchen and dining space, and there is ample space for a large dining table and a range of seating within the living room area.

UTILITY ROOM Fitted with a range of storage units. Door to front garden and access to plant room.

CINEMA ROOM A wonderfully atmospheric space with concealed lighting and integrated surround sound.

REAR LOBBY Stairs rising to first floor accommodation. Tiled floor.

PLAYROOM A good sized room with tiled flooring.

SHOWER ROOM Shower enclosure, wash basin inset on vanity unit and WC. Heated towel rail and tiled floor.

FIRST FLOOR LANDING

(An additional staircase leads up to the second floor)

BEDROOM 1 Full length glazed panels with far reaching views. Walk-in wardrobe with ample hanging space.

BATHROOM EN-SUITE Fully tiled with walk-in shower enclosure, freestanding contemporary bath, WC and twin sinks.

BEDROOM 2 A large double room with fitted wardrobe and full height glazed panels with far reaching views.

SHOWER ROOM EN-SUITE Tiled floor and tiled walk-in shower enclosure, WC and basin set on vanity unit.

BEDROOM 3 A double room with full height glazed panels enjoying far reaching views.

FAMILY BATHROOM Fully tiled with freestanding contemporary bath, walk-in shower enclosure and basin set on vanity unit.

BEDROOM 4 A further bedroom.

GYM/BEDROOM 5 With lockable door.

LINEN ROOM A single room currently used as store for linen.





Bungalow

SECOND FLOOR/PENTHOUSE APARTMENT

Currently used as an independent unit with its own private entrance door.

KITCHEN/DINING ROOM Full height glazed panels providing a spectacular outlook to Carisbrooke Castle and over the rooftops of Carisbrooke and Newport. Kitchen area fitted with white units and small island defining the space. Integral dishwasher, oven, fridge freezer and induction hob. A glazed door leads out to the south facing;

BALCONY With space for seating and dining areas, enjoying the spectacular views.

CLOAKROOM WC and wash hand basin, tiled floor and heated towel rail.

BEDROOM 6 A double room with window to rear.

BEDROOM 7 A double room with window to side.

BEDROOM 8 A double bedroom with window to rear.

FAMILY BATHROOM Bath, separate shower enclosure, WC and heated towel rail. Tiled floor. Sink inset to vanity unit.

DETACHED BUNGALOW

Located at the end of the landscaped gardens

LIVING ROOM Accessed via double doors that open on to a patio.

KITCHEN Fitted with a range of base and wall units, with inset oven and electric hob. Double doors open to the side patio.

BATHROOM Bath with shower over, WC and basin. Fitted cupboard.

BEDROOM 1 A double bedroom with window to front.

BEDROOM 2 A double bedroom with window to front.

POSTCODE PO30 1NX

EPC RATING C

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating. Solar panels assist in heating the water. Heat recovery system.

VIEWINGS Strictly by appointment with sole agent, Spence Willard.

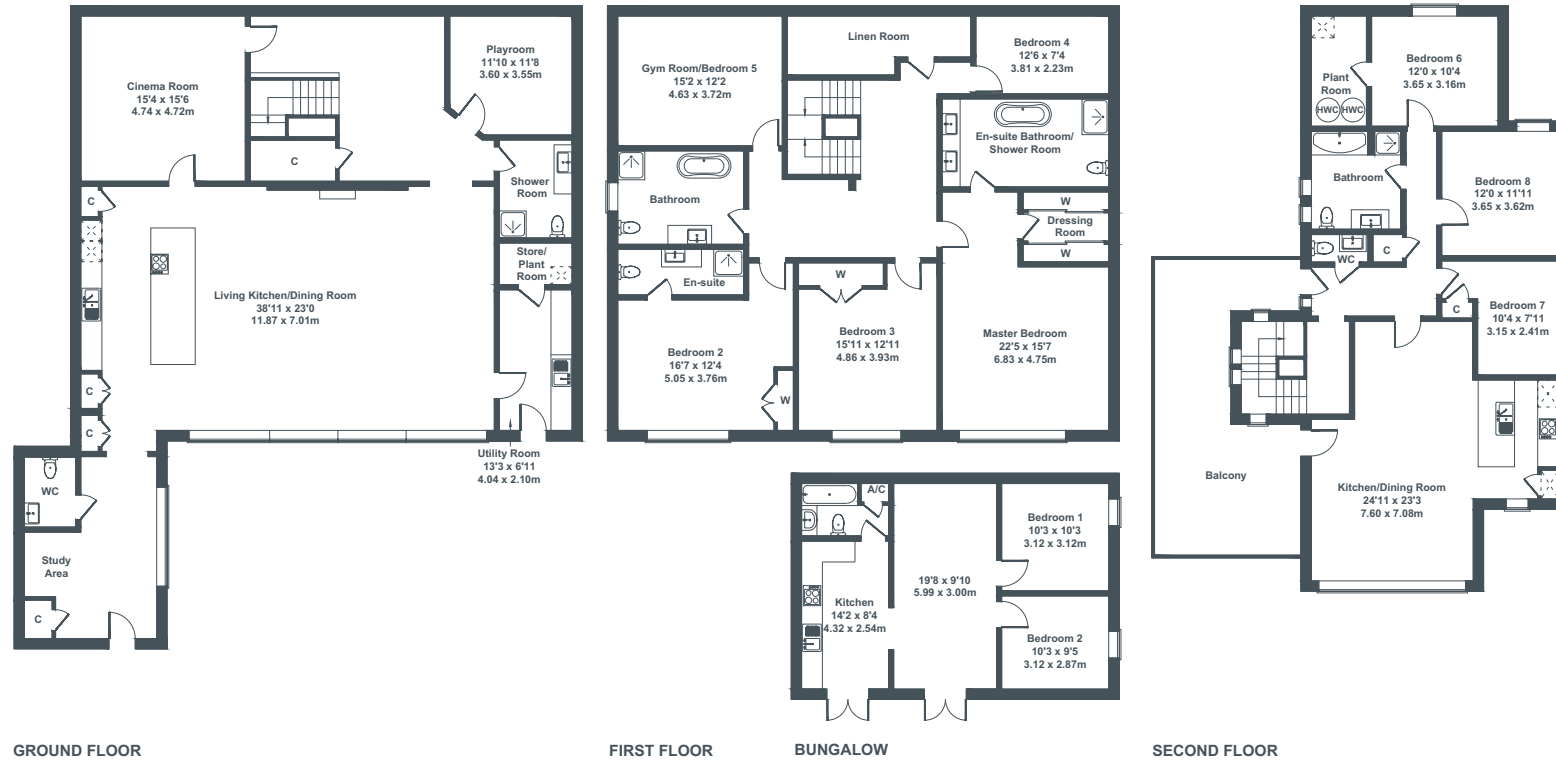


Bungalow



Bungalow

Approximate Gross Internal Area
 House = 5016 sq ft - 466 sq m
 Bungalow = 538 sq ft - 50 sq m
 Total = 5554 sq ft - 516 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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