

SPENCE WILLARD



Rosehaven, Main Road, Wellow, Isle of Wight, PO41 0TD

A truly impressive and substantial house having been the subject of a major redevelopment over the past 18 months which has creating a wonderful 5-bedroom house with fine views all within a large, elevated plot

VIEWING:

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Rosehaven sits in a large plot occupying around 0.5 acre and positioned on the brow of a hill within the sought-after village of Wellow. The property has been the subject of a painstaking redevelopment evolving around the original house which still sits within it with the much-extended Rosehaven that is now being offer to the market. The builder for this project has an excellent reputation and has delivered it to a high standard with bespoke fixtures and fittings throughout.

It is immaculately presented and feels very much like a new house, but it offers a new owner a blank canvas to put their own stamp on the property. The principal rooms on the ground floor are large and benefit from big windows allowing plenty of natural light and good views. The house offers flexible living accommodation, with a **GROUND FLOOR BEDROOM** that has en-suite facilities and a good-sized **DRESSING ROOM**. There are **FOUR BEDROOMS** on the first floor, all of which offer fine views with two of them offering large proportions.

The **KITCHEN/DINER** is an excellent living space that offers direct access onto the **TERRACE** and level garden. In addition, there is a formal **SITTING ROOM**, which has a wonderful south facing view. A bespoke kitchen has been fitted, which has a good-sized **UTILITY** space containing the washing machine etc.

OUTSIDE

There is ample parking to the south of the property and a high quality, three bay oak framed **GARAGE** is in the final process of construction. The garden to the rear is level and laid mainly to lawn, with an impressive outbuilding that has power. Electricity generating PV cells (Photovoltaic) have been fixed to the roof, which are generating power fed directly into the national power grid.



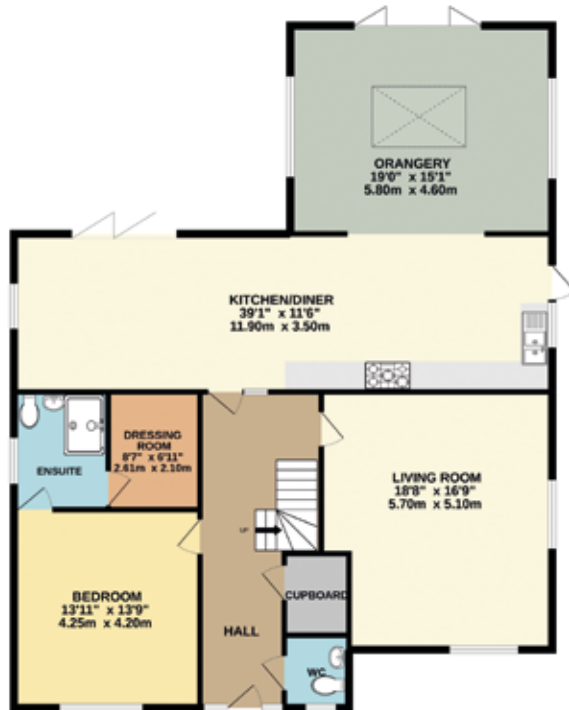
LOCATION

Rosehaven is situated in the village of Wellow, around 2 miles east of the historic harbour town of Yarmouth, with its range of amenities and regular vehicular ferry service to Lymington. The administrative town of Newport is around 15-minute drive to the east of the property.

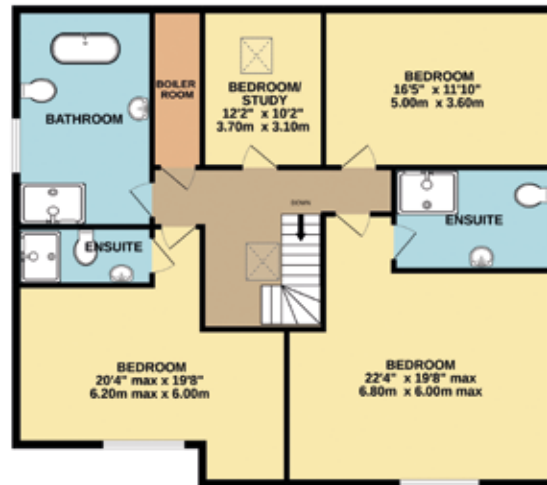
SERVICES Mains water and power is connected. LPG gas has been installed and there is private drainage. The newly installed LPG gas tank is screened with its own hard surface path leading to it.

EPC Rating C

GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



1ST FLOOR
1305 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA: 2873 sq.ft. (266.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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