

SPENCE WILLARD



Sandy Lane, Colwell Common Road, Totland Bay, Isle of Wight, PO39 0DD

A spacious and substantial detached five bedroom family house pleasantly situated overlooking Colwell Common and within a few hundred yards walk of the sandy beach in Colwell Bay.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756 575 WWW.SPENCEWILLARD.CO.UK



Sandy Lane, offers the wonderful combination of high ceilings and well proportioned rooms together with a large rear garden and ample off road parking. The accommodation has been sympathetically modernised to provide a comfortable home, with character features from its period of construction. To the ground floor there is a sizeable entrance hallway with a gentle staircase off and oak flooring. There are three very generous reception rooms together with a large kitchen/dining room some of which feature oak flooring. In addition, there is a cloakroom and a spacious utility/boot room to the rear. On the first floor there is a spacious landing with five double bedrooms, one with a walk-in wardrobe offering potential to provide an en suite if desired. There is also a well appointed family bathroom and a large shower room. Outside there is an enclosed front garden with a driveway to the side providing ample off road parking and a large long rear garden with a sizeable patio terrace.

**LOCATION** The property enjoys a pleasant open outlook to the front over Colwell Common and is within a few hundred yards walk of the ever-popular beach and well regarded coastal restaurant 'The Hut' in Colwell Bay. The village centre shops and amenities in Freshwater are within a mile and access to the mainland via the ferry terminal in Yarmouth is within a ten minute drive or accessible via the local bus route between, Totland/Freshwater and Yarmouth which is close by, making this property ideally suited as either a permanent family home or a second home/holiday retreat.

**ENTRANCE HALL** A bright welcoming space featuring oak flooring and a gentle staircase off.

**CLOAKROOM** A spacious facility with WC and wash basin and also incorporating the gas central heating boiler and the hot water tank.

**LIVING ROOM** 12' 10" plus bay x 11' 11" (3.934m x 3.642m) A generous room with a large bay window to the front, oak flooring and an original style fireplace with shelved recesses.

**LOUNGE** 18' 2" x 11' 10" (5.556m x 3.632m) plus 11' 11" x 7' 6" (3.651m x 2.291m) A large L' Shaped family space with windows to the side and rear and a fireplace incorporating a wood burning stove.

**STUDY/MUSIC ROOM** 12' 10" plus bay x 11' 11" (3.933m x 3.642m) Another very generous reception room with large bay window to the front and a fitted wood burning stove to the fireplace.

**KITCHEN/DINING ROOM** A large open plan room with double doors leading out to the rear garden and featuring oak flooring.

**Kitchen Area:** 11' 11" x 11' 11" (3.639m x 3.639m) With solid wood work surfaces incorporating a stone double bowl butler sink unit with ample space for freestanding appliances and open storage beneath. Fitted to the fireplace opening is a gas fired AGA cooker with attractive splashback tiling around.

**Dining Area:** 12' 5" max x 11' 10" (3.802m x 3.614m) With a walk-in shelved pantry and an outlook over the rear garden.

**UTILITY/BOOT ROOM** 13' 8" x 11' 9" (4.181m x 3.606m) Another spacious and extremely useful room with ample cupboards and work surfaces, together with a single bowl ceramic sink and access to the rear garden.

**FIRST FLOOR LANDING** Incorporating a pleasant reading area with fitted book shelves and an outlook over Colwell Common.

**BEDROOM** 13' 0" max x 11' 11" (3.964m x 3.655m) A large double bedroom to the front with bay window, attractive fireplace, shelved recess and access into a walk-in wardrobe cupboard with sink unit and offering en suite potential.





**BEDROOM 2** 13' 0" max x 11' 11" (3.984m x 3.647m) A similar bedroom to bedroom one also enjoying an outlook over Colwell Common from the bay window and featuring a fireplace with a shelved recess.

**BEDROOM 3** 11' 11" max x 11' 11" (3.656m x 3.647m) Another generous double bedroom with attractive fireplace and an outlook to the side.

**BEDROOM 4** 12' 4" max x 11' 11" (3.762m x 3.642m) A large double bedroom overlooking the rear garden and featuring a decorative fireplace with shelved recess to one side.

**BEDROOM 5** 11' 11" x 9' 9" plus door recess (3.639m x 2.993m) Another double bedroom with an outlook over the rear garden.

**FAMILY BATHROOM** Fitted with an attractive white suite comprising of a WC, wash basin, large bath and a good sized walk-in shower cubicle.

**SHOWER ROOM** A spacious shower room with WC, wash basin and good sized shower cubicle as well as an original style decorative fireplace and a shelved recess.

**OUTSIDE** The front garden is enclosed by picket style fencing and is mainly laid to lawn with a centre pathway leading to the front entrance. To the side is a vehicular access onto a long driveway providing good off road parking.

The large and long rear garden is enclosed by a mixture of fencing and hedging, mainly laid to lawn and features a combination timber garden shed and workshop/store outbuilding as well as an attractive Indian Sandstone paved patio terrace adjacent to the house ideal for entertaining and relaxation.

**COUNCIL TAX BAND F**

**EPC RATING D**

**TENURE Freehold**

**VIEWING** Strictly by appointment with the selling agent, Spence Willard.





## Sandy Lane



**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. 2022



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.