

SPENCE WILLARD



Flat B Bourne House, Church Hill, Totland Bay, Isle of Wight, PO39 0ET

A truly deceptive and immaculately presented four bedroom apartment in this attractive late Victorian property with private garden and parking, towards the outskirts of Totland Bay.

VIEWING

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The current owners have refurbished the apartment in recent whilst taking great care to retain as many of its period features, yet tastefully modernising the kitchen and bathrooms to create a smart and homely feel with stylish neutral tones throughout. The windows have been replaced with modern double glazing which compliments the original styling, and the gas central heating system has been overhauled as well. There are just two apartments in Bourne House as well as a cottage to one side. The accommodation is arranged on both the first and second floors and provides well proportioned bright and airy rooms including a lovely hallway with a feature split level staircase. The well appointed kitchen offers ample storage and built in cooking facilities together with an attractive corner bay window. The generous lounge/dining room has a multi fuel stove and enjoys a double aspect to the side and rear. There is a useful utility complete with a WC, and two double bedrooms, one with an en suite shower room. A family bathroom completes the accommodation on this floor. To the top floor there are two large double bedrooms and access to a walk-in loft storage area, which offers great potential to create further living space if required, subject to obtaining any planning and/or building regulation approval. Outside, there is an enclosed area of private garden offering space to sit and relax together with a separate parking area adjacent with ample space for two cars.

**LOCATION** The apartment is within close proximity to numerous public footpaths and bridleways giving access to miles of National Trust downland and coastal walks, including the Tennyson Trail coastal walk which takes you along weathered

white cliffs with breathtaking views to the famous natural landscape of The Needles. Also, within a few hundred yards walk is the beach in Totland Bay, boasting the 'Waterfront' restaurant, and further around the point in Colwell Bay, The Hut, both very popular seafront eateries. Totland Bay offers a small range of shops and services and the larger village of Freshwater with is within a mile and enjoys a wider range of shops, medical centre, sports centre, and primary school. The harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is around a ten minute drive away, and this, combined with the generous accommodation and outside space makes for a wonderful home which is suited for both a permanent home, or second home/holiday retreat.

**COMMUNAL ENTRANCE LOBBY** with the original character entrance door of Bourne House which provides access to the just the two apartments. This apartment features its own private entrance lobby with original staircase leading to the accommodation.

**HALLWAY** with an attractive split level staircase, built-in shelved storage cupboard and a feature decorative light well flooding natural light into the space.

**LOUNGE/DINING ROOM** 18' 2" max x 15' 7" (5.545m x 4.771m) A generous reception space enjoying a double aspect and featuring a multi-fuel stove fitted to the fireplace.

**KITCHEN** 13' 4" x 9' 10" max (4.068m x 3.022m) A well appointed space fitted with a range of modern cupboards and drawers and ample work surfaces. There are some built-in appliances including a dishwasher, five burner gas hob with electric oven below and a cooker hood over. The feature corner bay window to the rear add to the charm and feel of the room.

**UTILITY ROOM/WC** An extremely useful room with ample coat hanging space, a WC and wash basin together with a fitted work surface providing space for a washing machine and tumble dryer beneath.

**INNER HALLWAY** with staircase to the top floor bedrooms.

**BEDROOM 1** 14' 7" max x 14' 6" max into wardrobe recess (4.469m x 4.421m) A generous





double bedroom with an outlook to the side, built-in wardrobe cupboard and a feature fireplace to the side.

**EN SUITE SHOWER ROOM** Well fitted with a modern suite comprising of a WC, vanity wash basin and a corner shower cubicle.

**BEDROOM 4** 10' 11" x 10' 7" max into recess (3.347m x 3.245m) The smallest of the four double bedrooms and featuring wonderful corner window and an original decorative fire surround to the fireplace with shelving to the recess.

**FAMILY BATHROOM** Another well appointed facility with WC, wash basin and bath featuring a shower unit over and screen to the side.

**SECOND FLOOR LANDING** with access door off the staircase into the loft area offering potential for further accommodation if required.

**BEDROOM 2** 15' 3" x 9' 8" plus dormer recess (4.650m x 2.949m) A large double bedroom with two roof light windows and a dormer window together with a built-in storage cupboard.

**BEDROOM 3** 14' 8" x 9' 8" (4.486m x 2.969m) Another large double bedroom with a roof light and a window offering an outlook to the side.

**OUTSIDE** To the front of Bourne House is a block paved pathway leading to the main entrance door. Also, to one side there is a valuable double parking area belonging to Flat B which provides generous off road parking for a two cars. Leading off the parking area is a gated access to a private area of garden which is enclosed by fencing and mainly laid to lawn. In addition, there is a useful timber outbuilding providing good storage together with a decking area in front.

**COUNCIL TAX BAND C**

**EPC RATING E**

**TENURE** Leasehold with the remainder of a 999 year lease from 24<sup>th</sup> June 1882 with an annual Ground Rent payable of £6.

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

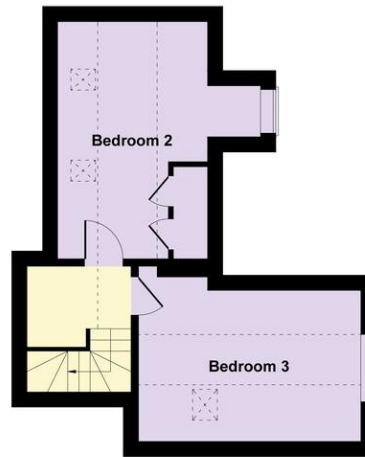




## Flat B Bourne House



FIRST FLOOR



SECOND FLOOR

**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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