

THE LEDGE HOUSE

BEMBRIDGE • ISLE OF WIGHT







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Ryde (Hovercraft & Catermaran passenger ferries) 7 miles
Fishbourne (car ferry) 12 miles • Cowes 16 miles
Mainline stations from Portsmouth and Southampton to central London (London Waterloo from 80 minutes)
(All distances and times approximate)

An attractive period coastal home with breathtaking sea views

Lot 1: The Ledge House

Ground Floor

Drawing Room • Library • Sitting Room • Kitchen with Large Breakfast Room
Conservatory/ Dining Room • Snug • Cloakroom

First Floor

7 Bedrooms • 3 Bathrooms

Outside

Outbuildings • Mature Gardens • Dining Terraces • Laundry • Private Parking

Lot 2: The Beach Hut & The Boat House (by separate negotiation)

The Boat House • The Beach Hut • Art Studio • Coastal Terraces • Gardens

In all about 1.3 Acres (0.12 Hectares)



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Your attention is drawn to the Important Notice on the last page of the brochure.



The Island

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

Bembridge

The Village has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants.

A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles).

The Ledge House

The Ledge House is an attractive period family home, in the sought after location of Bembridge, on the Isle of Wight.

The house enjoys a superb coastal position, with breathtaking sea views from both the house and its well protected, south facing garden. Extensive and beautifully presented family accommodation is laid out over two floors. The ground floor has a drawing room, sitting room, conservatory/ dining room, library and a large kitchen/ breakfast room. Nearly all of the reception rooms enjoy the magnificent south facing views over the garden and the sea beyond. The first floor provides 7 bedrooms and 3 bathrooms, 4 of the bedrooms enjoy the far reaching sea views.

To the side of the house is a laundry room, 2 workshops, vegetable garden and parking for several cars.

The Garden

Large French doors lead from the reception rooms, into the south facing garden, which has two terraces, ideal for al fresco dining. The gardens are predominantly walled, giving you protection from the wind, whilst still maximising the vista. From the garden, there is a gate leading down to the beach.

Surprisingly for an island, there are very few properties with direct access to the beach and even fewer standing in gardens that have one of the finest panoramic views across the sea to the mainland beyond.



There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: Lymington to Yarmouth (30 minutes), Portsmouth to Fishbourne (45 minutes), and Southampton to East Cowes (55 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Portsmouth (Clarence Pier, Southsea) to Ryde, taking 10 minutes. To the west of Bembridge village is a small private aerodrome. Southampton Airport is also within easy reach, on the mainland.



The Island is an international sailing mecca with many events throughout the season. The most famous is Cowes Week which takes place in the first week of August, drawing people from all over the world to compete in this prestigious regatta. In addition there are many premier yacht and sailing clubs including Bembridge Sailing Club, which is within easy reach.



Additional leisure amenities include numerous cricket and golf clubs. Located close to the eastern most point of The Island, Bembridge offers a wide range of amenities and is particularly popular with yachtsmen, offering excellent mooring facilities within the harbour, two sailing clubs and a marina. There are shallow beaches, perfect for swimming, kite-surfing and beach-combing, with a busy harbour always well stocked with pleasure craft and fishing boats. Pleasant coastal paths wind along the cliffs and are a great attraction for those who enjoy walking.

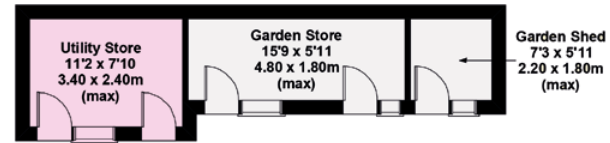








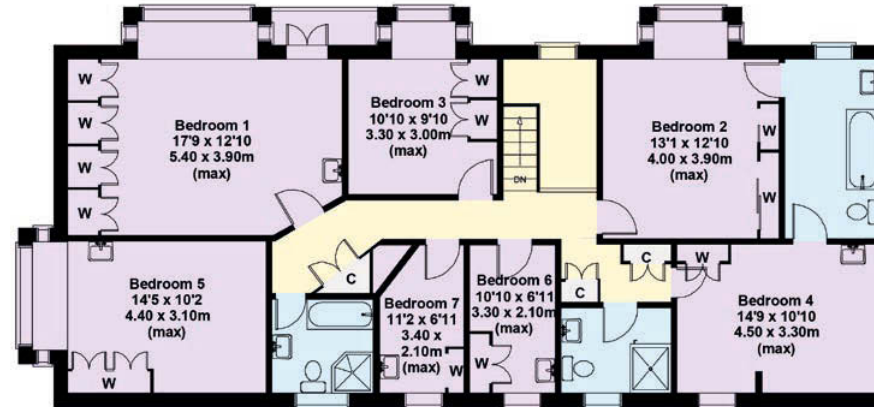
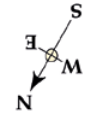
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



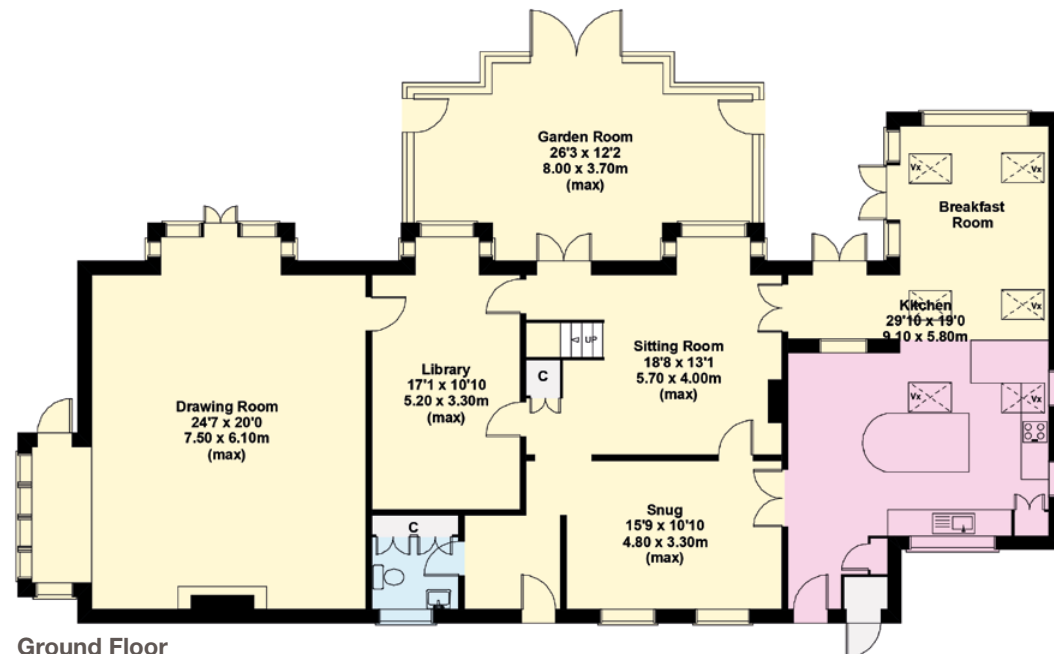
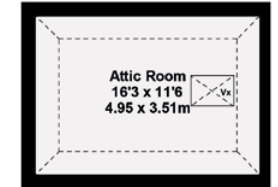
Not shown in actual location/orientation

Approximate Gross Internal Floor Area

4409 sq ft / 410 sq m
(including outbuilding)



First Floor



Ground Floor

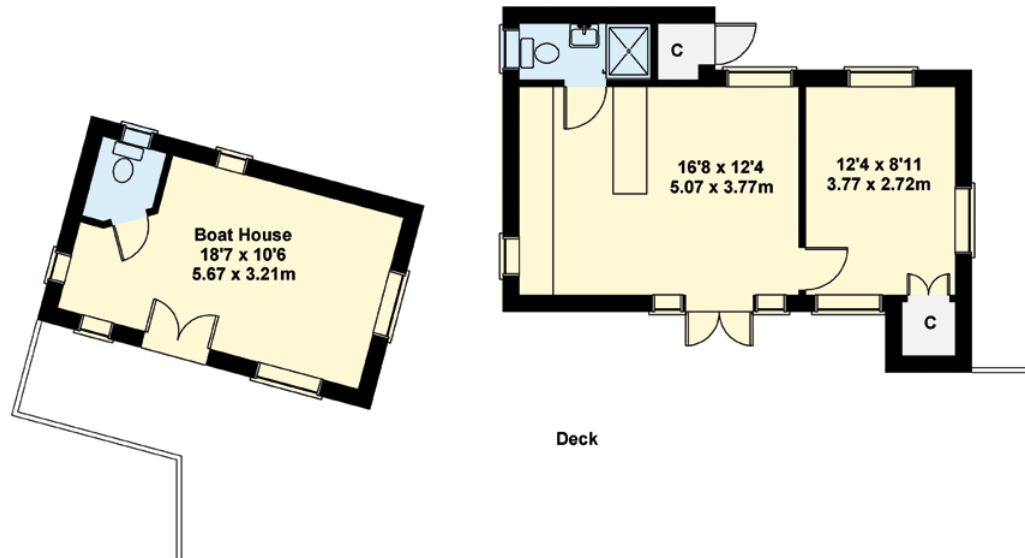
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Lot 2

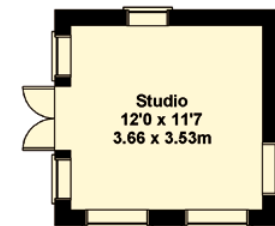
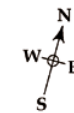
Under a separate Title are the The Beach Hut and The Boat House which enjoy their own individual show stopping waterside terraces. These are ideal for holiday lets or extra guests.

Lot 2 also includes an artist studio with attractive waterside gardens.

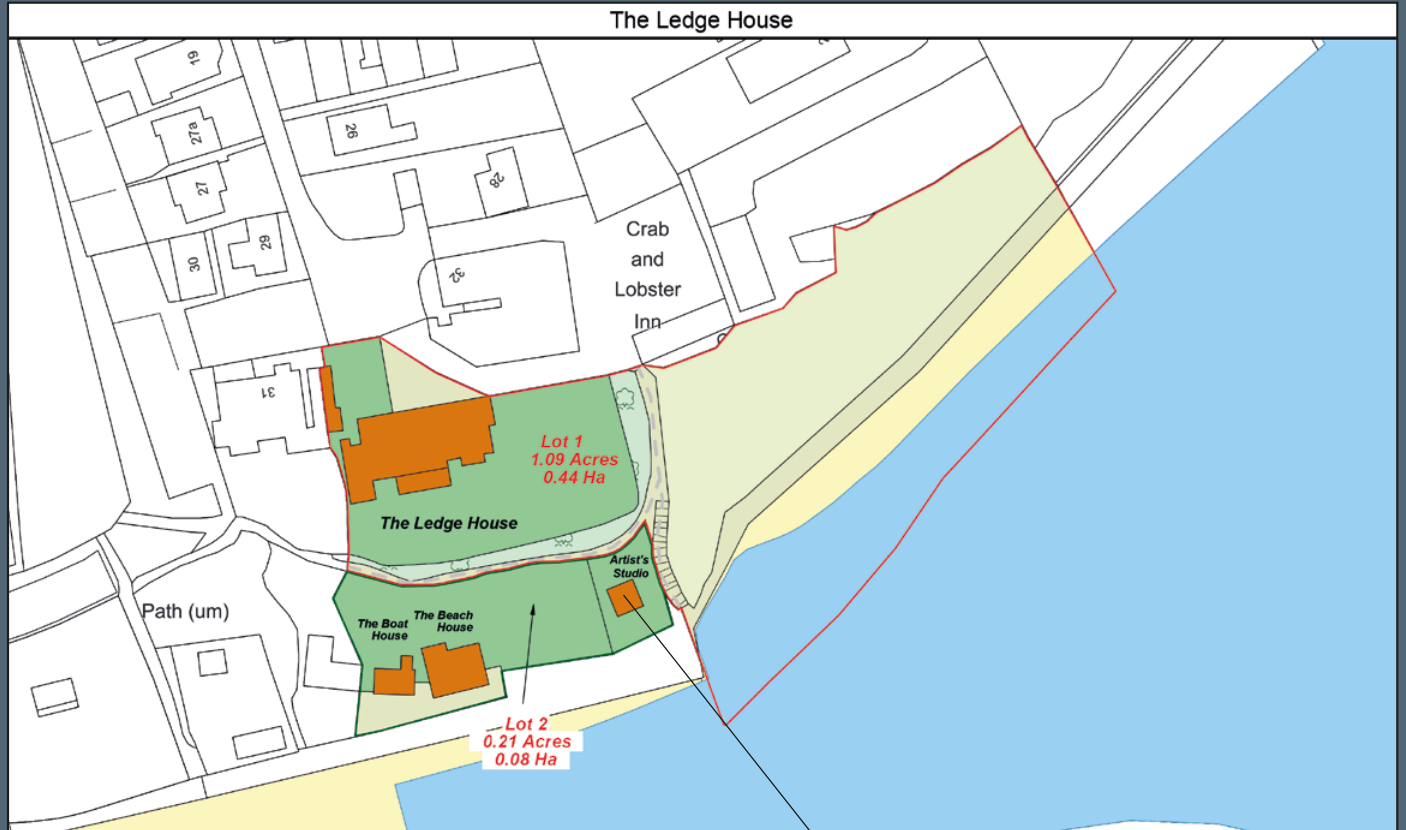


Approximate Gross Internal Floor Area

The Artist's Studio: 139 sq ft / 12.9 sq m



Not shown in actual location/orientation



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Land Use:	
	Orchard
	Heathland
	Rocks / Boulders
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Verge / Misc
	Water
	Road / Track
	Pasture
	Arable
	Game Cover
	Woodland
	Scrub
	Orchard
	Heathland
	Rocks / Boulders
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Verge / Misc
	Water
	Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 18.02.16
 Drawn By: CW/TE
 Scale: 1:750 @ A4
 Plan Ref:

Title: **The Ledge House**

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Artist's Studio



Services

Mains water, electricity and gas.

Tenure

The tenure of the property is freehold with vacant possession upon completion.

Local authority

Isle of Wight Council. Tel: 01983 821000

Council Tax: Band G

Fixtures and Fittings

All fixtures and fittings, and any carpets, curtains, light fittings, garden statuary, etc are excluded from the sale. Some contents can be made available to a purchaser by separate negotiation.

Directions (PO35 5TR)

From Ryde take the A3055 Sandown Road, then the B3330 signposted Bembridge. Take the first right in the village, the B3395 (Station Road), and Bembridge Harbour will be on your left. Continue through the village of Bembridge and turn left into Foreland Road. Continue to the T-junction by the Windmill Hotel and turn left into Lane End Road, following the signs to the Crab and Lobster pub and the Ledge House will be found on the right hand side, at the end.

Viewings

Strictly by private appointment only with the joint agents. If there are any points of particular importance to you, we invite you to discuss them with us, especially before you travel to view the property.



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