

Yarmouth, Isle of Wight



- **Beautifully Presented Throughout**
- **Wonderful Rear Garden**
- **Parking**
- **Surprisingly Spacious**
- **Open Plan Living Space**



About the property

Tucked away in the highly sought-after harbour town of Yarmouth, this exceptional three-bedroom period home offers a rare blend of historic charm and contemporary luxury. Believed to date back to the late 1800s and once forming part of the prestigious Carnarvon Estate, the property has been meticulously renovated and finished to an outstanding standard throughout.

Yarmouth itself is one of the Isle of Wight's most celebrated sailing destinations, steeped in rich maritime heritage dating back to the 16th century. Its vibrant harbour, boutique shops, and excellent eateries make it a desirable location for both permanent living and holiday escapes.

Internally, the property presents a stylish and modern interior, thoughtfully designed for today's lifestyle. The ground floor boasts a superb open-plan living space, seamlessly incorporating a high-specification fitted kitchen with quality finishes and integrated appliances. This sociable area is perfect for both everyday living and entertaining. A separate utility room and a convenient downstairs WC add further practicality.

Upstairs, there are three generously proportioned bedrooms, including a particularly impressive principal bedroom measuring up to 18'8", enjoying delightful views across the English Solent. The remaining bedrooms are equally well-appointed, with the third bedroom comfortably accommodating a small double bed. A recently modernised family shower room completes the first floor.

Externally, the property continues to impress. The beautifully landscaped rear garden enjoys a sunny aspect and offers stunning sea views, creating a tranquil and private outdoor retreat. Thoughtfully arranged into several sections, it features a garden shed and an inviting bar area—ideal for relaxing or entertaining. The property also benefits from private parking, along with additional visitor parking.

Further enhancing its appeal, the loft space is accessed via a pull-down ladder and is currently utilised as a craft room/workshop, offering excellent flexibility.

Immaculately presented throughout, this unique home is perfectly suited as a luxurious holiday retreat, a stylish downsizing opportunity, or a permanent residence in one of the island's most desirable coastal locations.

Local Authority - Isle of Wight Council
Council Tax Band - D
Tenure - Leasehold (Share of Freehold)

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 13' x 9'3

Utility Room 9' x 4'10

Lounge Diner 18'10 x 14'4

FIRST FLOOR

Landing

Bedroom 1 18'8 Max x 11'5

Bedroom 2 12' x 9'2

Bedroom 3 9'1 x 9'

OUTSIDE

Driveway Parking

Visitor Parking

Side Access

Rear Garden

Bar & Shed

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

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01983 525710

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		