



- Charming Detached Home
- Gated Driveway & Detached Garage
- Spacious Lounge with Sunny Roof Terrace
- 3 Bedrooms
- Countryside & River Views
- Large Kitchen/Dining Room
- Picturesque Rural Setting
- Former Pump House (ideal for conversion)
- CHAIN FREE

The Boat House Main Road, Alverstone, Isle of Wight, PO36 0EZ

**Price Guide £395,000**

This charming detached home is located in the picturesque village of Alverstone, nestled on the banks of the River Yar, enjoying beautiful countryside and river views from the rear garden. The property is ideally positioned to enjoy many miles of bridleways and footpaths, which are an ideal way to explore the extensive and unspoiled countryside surrounding the village. Shanklin and Sandown are both easily accessible by car and provide access to a wide range of amenities, including various supermarkets, a variety of local shops and the seafront with many popular pubs/eateries to choose from.

The flexible accommodation comprises a large kitchen/dining room, 3 bedrooms, family bathroom and separate WC on the ground floor, with the spacious lounge and sunny roof garden on the first floor. Additionally, the property benefits from ample off road parking provided by the gated driveway, a detached garage with power and lighting, mature gardens with a wide array of beautiful flowers, shrubs and plants, and the Old Pump House, which is ripe for development and would make an ideal home office, annexe or self-contained holiday letting accommodation.

The sought after village location, beautiful, mature gardens, flexible accommodation and scope for an on-site self-contained annexe or holiday let investment makes this a truly unique home and an ideal property for anyone looking to fully embrace Island life in one of it's most popular rural settings. A viewing is recommended to explore the local area and fully appreciate everything this impressive CHAIN FREE property has to offer! Call Wrights in Shanklin today for more information or to arrange your visit.



## Ground Floor

### Porch

### Kitchen/Dining Room

22'9" narrowing to 13'1" x 20'9" narrowing to 8'10"  
(6.93m narrowing to 3.99m x 6.32m narrowing to 2.69)

### Inner Hallway

### Bedroom 1

14'6" max x 13' max (4.42m max x 3.96m max)

### Bedroom 2

10'7" x 10'3" (3.23m x 3.12m)

### Bedroom 3

11'5" max x 10' max (3.48m max x 3.05m max)

### Bathroom

10'6" x 5'10" (3.20m x 1.78m)

### Separate WC

## First Floor

### Lounge

25'10" x 14'5" (7.87m x 4.39m)

### Roof Garden

### Outside

To the front of the property the gated driveway provides off road parking for several cars and access to the detached garage. To the side of the property a secluded patio area is well-placed for the sun throughout the day and leads to a bridge crossing over a small stream and providing access to the lawned area of garden with a variety of established plants and trees. To the rear of the property the Old Pump House (25'10" x 14'5") is a two-storey brick built building, which is ripe for development, and would make an ideal home office, annexe or holiday let investment. Adjacent to the Old Pump House is another secluded patio and decked area with lovely river views.



**Services**

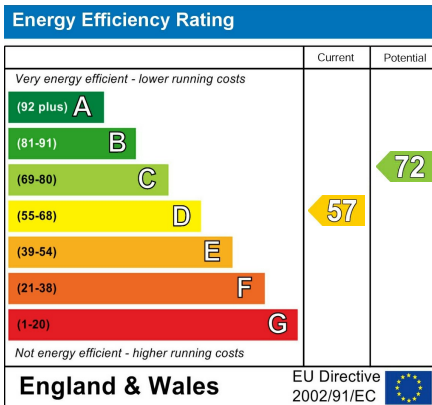
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....