



PROUDLY PRESENT FOR SALE

Lane End House

Lane End Road, Bembridge, Isle of Wight PO35 5SZ



£POA
FREEHOLD



A rare opportunity to acquire an absolutely stunning seven bedroom family home set in the popular village of Bembridge. This magnificent property is close to the sea and village amenities and is situated within enclosed, secluded grounds.

- Seven bedroom detached house
- Arranged over three floors
- Luxurious spa area
- Separate summer house and garden building
- Close to beaches, shops and a good village primary school
- Five bath/shower rooms
- Decorated and maintained to the highest standards
- Approximately one acre of diverse, stunning gardens
- Sought after village location
- Garage and driveway parking for numerous vehicles

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

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Originally dating from the 1880's, this incredible property has been lovingly extended over the years and is set within approximately an acre of secluded and diverse gardens which are beautifully maintained. This lovely home is a five minute walk to Lane End Beach which enjoys a great seaside café, sandy beach, rock pools and an impressive pier and lifeboat station which is open to the public; the perfect setting for family days out ! Other stunning beaches nearby include Bembridge Ledge and Bembridge Beach, popular for their contrasting coastlines and stunning panoramic views. Bembridge Harbour has extensive mooring facilities and two busy sailing clubs, offering social events throughout the year.

The vibrant village has a good range of small independent shops, including a fishmonger, butcher, florist, greengrocer and gift shops, as well as several good restaurants and pubs. Just a short stroll from the property is Warners Bembridge Coast Hotel with a restaurant and health club open to non-residents. The property is a perfect base for countryside walks and amongst the nearby places of interest are Bembridge Windmill, maintained by The National Trust and Culver Down, with its varied wildlife and National Trust owned military remains. Beneath Culver Down is the magnificent beach at Whitecliff Bay, a sheltered cove well worth exploring and best accessed through Whitecliff Bay Holiday Park.

The county town of Newport lies thirteen miles away, providing wide-ranging shops, restaurants and a cinema complex. Ryde, with its high speed links to Portsmouth, is just seven miles away. Frequent buses link the East Wight with both Ryde and Newport.

Finished to an exceptionally high standard and double glazed throughout, the accommodation is situated over three floors and comprises of an impressive entrance hall, spacious ground floor kitchen with separate utility, a study/office, dining room, lounge, television room and spa area. The second floor, serviced by a stair lift, comprises of a beautiful Master bedroom with en-suite, three further bedrooms, one with en-suite and a family bathroom. Floor three consists of three bedrooms, a bathroom and landing. There is plenty of outside space with expansive mature gardens front and rear and a long, private gravel drive leading to garage space for four vehicles. Various garden rooms provide the potential for creating extra, separate accommodation and a sizable vegetable plot with two greenhouses is an ideal space for any keen growers. The property benefits from a fully up to date intruder alarm system. An early viewing is highly recommended.

Welcome to Lane End House

Entering through large, electrically operated double wooden gates into the vast, secluded and well-manicured garden, a long gravel drive leads through to the entrance of this magnificent property. A cobbled, courtyard area is enclosed with smart brick walls and steps lead up to an impressive framed, wooden front door.

Ground Floor

Entrance Hall

The front door leads into an internal boot room containing a ceiling light, a white wood door with glass panels and brass fittings, above which is a decorative window; this door opens into a spacious welcoming hall. Carpeted in dark green, quality carpet which continues up the stairs and onto the landing, the décor is fresh and neutral with recessed lights in the ceiling and the under stair alcove. Other features include an attractive, central archway, covered radiator with shelf above and matching white doors leading to the numerous rooms the ground floor enjoys.



Kitchen

21'4 x 17' (6.50m x 5.18m)

The contemporary designer kitchen, fitted by 'The Kitchen Workshop', is spacious, bright and truly stunning, with incredible integrated appliances. The first section of this impressive room has a big open space for a dining table and is surrounded by beautiful cream, soft close draws, a wine rack, floor and wall units with black handles and black granite worktops. The beige tiled floor and cream walls compliment the kitchen furniture and windows to both side aspects, let in lots of light and are topped with modern, Roman blinds.

A central section of units with elegant, curved edges, combines storage units, a worktop and a five ring gas hob with extractor and lights above. The other fabulous integrated appliances in this section are a Bosch microwave, double eye-level oven and warming drawer and a Bosch fridge/freezer.

The far end of the kitchen contains an immaculate green, gas Aga cooker with warming plates and extractor. A double Belfast sink with chrome mixer taps and drainer is positioned below another window with Roman blind. Integrated within the units are a dishwasher and waste bins, and there is a large walk in pantry offering a wonderful space for food storage. A wooden door leads into a porch area with floor tiles and neutral décor; from here the rear garden is accessed.

Study

13'8 x 13'1 (4.17m x 3.99m)

A glass panelled door leading from the kitchen, opens into an impressive study. This wallpapered room with recessed lights, smooth ceiling and covered radiator is an unusual and appealing shape and is flooded with light from two large windows and patio doors to the garden.

Dining Room

14'7 x 12'10 (4.45m x 3.91m)

This elegant room is decorated with a cream, patterned wallpaper, designer curtains and pelmet and has a stunning wood polished floor. The smooth ceiling has recessed lights as well as an impressive chandelier light. A large window to front aspect has a covered radiator below and the impressive open gas fireplace has an ornate, tiled hearth and surround, co-ordinating beautifully with the white wooden mantelpiece and brass mirror above.

Television Room

12'11 x 11'7 (3.94m x 3.53m)

From this room, French doors, with windows to each side, open out into the front garden and are furnished with blinds, designer curtains and pelmet; there are two covered radiators below the windows. Built in, glass fronted, display cupboards and an open shelf above the door, provide perfect places for exhibiting personal possessions. A brass, gas fire and surround, sits on a stunning, marble hearth with a white wooden mantelpiece and the room also benefits from recessed lighting, a quality, cream carpet and bright, neutral décor.

Lounge

21'9 x 14'1 (6.63m x 4.29m)

A luxurious room with neutral décor, recessed lights, a crystal, pendant ceiling light and cream carpet. The gas fire surround and hearth is made of striking black marble and contrasts beautifully with the white mantel piece and white recessed, cupboards each side. The window to front aspect has a covered radiator beneath and designer curtains and pelmets which match those at the patio doors; these lead into a fabulous sun room/conservatory.



Sun Room

21'5 x 10'2 (6.53m x 3.10m)

This bright and sunny room is modern and stylish with horizontal beams across the pitched roof, four sky lights and six chrome lights extending the length of the roof. More light floods in through four very large windows and patio doors to the garden. Decoration is neutral with a beige tiled floor and a mix of white, exposed painted brickwork and white wood panelling. The room also contains horizontal blinds at the doors and windows, open display shelves and a covered radiator. A door with obscure glass panels at the back of the room, opens into a fabulous spa area.

Spa

17'2 13'7 max (5.23m 4.14m max)

This incredible facility is in pristine condition with tiles on the floor and walls which complement the neutrally painted wood panelling and beams. The spectacular, sunken, six person Jacuzzi has a window and blinds above and sits in a tiled recess with wall lights. The luxurious features continue with a four person sauna and a power shower cubicle. Sky lights and a large window to front aspect ensure the area is full of natural light and there are also window blinds, a heated towel rail and a large, covered radiator. Another doorway leads through to a utility area.

Utility Area

17'7 x 4'6 (5.36m x 1.37m)

This incredibly useful space has built in cupboards for storage and also contains the washing machine. With neutral decoration and a tiled floor, the area includes a basin with a cupboard below and a window above, further built in cupboards, a covered radiator and ceiling light. The separate toilet has matching décor and a window. A door from this area leads into a boot room with coat hooks, neutral floor tiles and a ceiling light and this, in turn leads to a back door into the garden.

Floor Two

Landing

The sweeping staircase from the hallway has white banisters and spindles, white wood panelling on the wall and benefits from a stair lift for easy access to the second floor. Dark green carpet runs centrally up the stairs, leaving exposed white wood at the edges creating an elegant look. At the top of the stairs, through an archway on the right, is a small, separate landing, flooded with light from a large side aspect window with deep sill and a Roman blind. The recessed lights and neutral décor is mirrored on the main landing space.

All the white wood doors on the landing have attractive brass fixings. A large built in double airing cupboard offers plenty of space and shelving. An attractive feature window with obscure glass and a leaded green pattern, is situated above the staircase and a further window to the rear aspect, has a covered radiator beneath and a Roman blind. Four bedrooms are accessed from this landing.

Master Bedroom

21'10 max x 12'10 (6.65m max x 3.91m)

This generous, bright room has three windows, all with matching designer curtains and pelmets. The patterned wallpaper and light green carpet matches them beautifully and a white covered radiator sits beneath the largest window to the front aspect. Storage space is provided by three very large built in wardrobes with cupboards above, then a door from the bedroom reveals something unexpected, a wonderful dressing room!

Dressing Room

11'5 x 9'11 (3.48m x 3.02m)

The green carpet flows into this lavish space with a large window to front aspect whose blinds, curtains and pelmets match those in the bedroom. There is a covered radiator below the window and recessed lights in the smooth ceiling. Substantial storage is offered by five double, built in wardrobes with cupboards above and open display shelves.



En-Suite

7'11 x 5'4 (2.41m x 1.63m)

This Master bedroom also has an incredible en-suite with a definite 'wow' factor. High gloss, white, decorative tiles cover the walls entirely and contrast beautifully with the gleaming black floor tiles. The enclosed shower unit contains a brass, antique style shower and the brass theme continues with the heated towel rail attached to the radiator, the shower enclosure, toilet flush and antique taps in the basin. Striking, cream, floor units incorporate the toilet, sink, five cupboards and four drawers. The black, gloss, granite top matches the black, granite handles on the units. Six wall units and mirror, all have under lights and there are recessed lights in the ceiling. The window contains obscure glass and has a decorative pelmet above.

Bedroom Two

17'5 x 13'2 (5.31m x 4.01m)

Another large, sunny room with recessed lights, it has a window to the front aspect dressed beautifully with blinds, curtains and pelmet. The tiled windowsill has a covered radiator below and the many built in cupboards provide great storage space. The walls are cream, with floral borders, co-ordinating well with the light green carpet. This carpet continues into the en-suite.

En-Suite

This bathroom is fully tiled in complementary green and white patterned tiles and has an attractive semi-circular window with tiled sill. The bath is white with dark wood panelling and brass antique style taps, matching those in the white pedestal basin. The toilet is white with a dark wood seat and on the wall is a dark wood, mirrored cabinet and matching toothbrush holder.

Bedrooms 3 & 4 have a useful connecting door between them and are accessed through a door on the landing leading into a self-contained area with two bedrooms, a bathroom and separate toilet.

Bedroom Three

11'2 max x 9'11 (3.40m max x 3.02m)

A single bedroom with valuable wardrobe and cupboard space built around the bed, maximising storage. This pretty room has neutral décor, a light green carpet, patterned curtains and pelmet and a ceiling light. The window to the rear aspect has a tiled sill and covered radiator beneath.

Bedroom Four

10'1 max x 9'11 (3.07m max x 3.02m)

This double bedroom has the same window furniture as bedroom 3 and the same light green carpet. It benefits from a double, built in cupboard, tiled window sill, covered radiator and fresh, neutral décor.

Bathroom

This cream coloured, fully tiled room contains a white bath with light wood panelling and a white basin set into a light wood storage unit. The bath has ornate brass taps, shower attachment and shower screen which match the brass basin taps and heated towel rail. The obscure glass window above the sink is dressed with a stylish pelmet and has a tiled sill. The room also includes a wall hung, light wood cabinet and recessed lighting.

Cloakroom

The white toilet has a light wood seat and wall hung toilet roll holder. There is a Roman blind at the obscure glass window with deep wooden sill and recessed lights in the ceiling.

Floor Three



Landing

19'10 x 6'10 (6.05m x 2.08m)

A hidden door on the second floor landing opens to a staircase which ascends to the properties appealing roof space, containing a further three bedrooms and a bathroom. This top landing has a white banister, a window to back aspect with designer pelmet, a covered radiator, cream carpet, spotlights and an attractive archway sectioning the space.

Bedroom Five

14'10 x 9'2 (4.52m x 2.79m)

Neutrally decorated with recessed lights and a quality grey carpet, this twin room has a side aspect window with lovely curtains, matching pelmet and a covered radiator beneath. A useful double, built in cupboard contains shelves and a rail and open shelving is perfect for displaying books and photographs.

Bedroom Six

12' x 8'5 (3.66m x 2.57m)

This double bedroom has a cream carpet, neutral décor and a front aspect window with attractive curtains, blinds and pelmet. Its built in cupboard contains shelves and a hanging rail and other features include a covered radiator and recessed ceiling lights.

Bedroom Seven

11'6 x 10'4 (3.51m x 3.15m)

From the window in this room there is a fabulous view of the sea and lifeboat station. Pretty curtains and pelmet at the window, match the cushioned seat below, which is situated on top of a covered radiator, an ideal spot to enjoy those views. This single room enjoys neutral décor with a floral, papered border, top and bottom, a built in book shelf and a large built in cupboard with shelves and rail. In the ceiling is a loft hatch and recessed lights.

Bathroom

Fully tiled with beautiful, cream tiles, this bright, fresh room has a white bathroom suite with brass taps, handles and heated towel rail. There is a Triton shower over the bath and the screen has a brass coloured edge. Good storage is offered by an under sink unit, shelves beneath a large bathroom mirror and a cupboard into the roof recess, containing the cold water tanks and light. In the ceiling are recessed lights and a loft hatch.

Outside

The grounds surrounding Lane End House are vast, varied and beautifully presented. A long gravel driveway travels up to a block containing two single and one double, brick built garages with striking, black doors, lighting and power. The front of the property enjoys a range of mature, trees and shrubs and a vast, manicured lawn, smartly edged with stone blocks. A low brick wall to the front of the house has steps leading to an impressive portico with white pillars and smart brick pathway. A second set of steps from the lawn, access a large patio area to the side of the spa extension.

The brick pathway travels around the garden to its many interesting and varied parts which include a stunning walled garden, split into two sections and accessed through an iron gate. This tranquil, charming setting, enjoys a fabulous mix of flowers, trees, shrubs and lawn. A pathway and steps lead into the lower section with its impressive rockery, planting, lawn and sheltered seating area.

Any keen gardener will love the spacious fruit and vegetable plot. Enclosed within a brick wall and fencing, it consists of two large fruit cages, a substantial open growing bed, two greenhouses and a conveniently placed tap and hose.

Outside Buildings



Summer House

19'5 x 15'5 (5.92m x 4.70m)

Steps from the patio lead up to an incredible summer house which is in pristine condition and decorated beautifully. Entering through double doors with glass panels, this comfortable, high spec. room, has a real seaside air about it. The walls are painted in light duck egg with a darker shade on the lower cladding with a white painted ceiling, complete with crossed beams and four lights, together with ample power and heating. Natural light pours in through the three big windows with blinds and the carpet is a beige hessian.

Garden Cottage

15'10 x 9'1 (4.83m x 2.77m)

Lovingly named 'Maude's Cottage', this brick built, pitched roof property offers the potential for development as a self-contained annex. Currently used as a workshop, the sizable building contains a wooden workbench, sink, drainer, wall units, hooks and radiator. The windows are to the front and rear and on the ceiling is a light and loft hatch.

Shed

This attractive dark wood and white shed offers a considerable amount of storage space and has a pitched roof.

Boiler Room

An outside enclosed area is accessed through stable doors and houses the Vaillant combination boiler and hot water tank.

Porch

An outside porch area is accessed through stable doors and houses the Valiant combination boiler and storage tank.

This superb, must see property, is a perfect family home, set within extensive gardens, offering the potential for further extension and development.

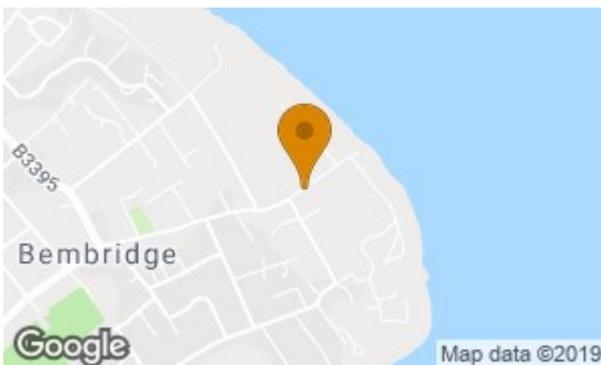
Additional Details

Tenure: Freehold

Council Tax Band: H



TOTAL APPROX. FLOOR AREA 4080 SQ. FT. (379.0 SQ.M.)
*Prior views aerial has been made to ensure the accuracy of the floor plan estimated area. Measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
 - Mace and Partners 2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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