

# The Boat House

Main Road, Alverstone, Isle of Wight, PO36 0EZ



Presenting a unique property situated at the heart of a semi-rural village offering an 'upside down' lifestyle with a spacious kitchen-diner, three double bedrooms, a living room with a roof terrace plus a fantastic garden complete with a driveway and garage.

- Unique detached home
- Three naturally light double bedrooms
- Offering an 'upside down' lifestyle
- Beautiful, idyllic riverside garden
- Set in an Area of Outstanding Natural Beauty
- Period features throughout
- Family bathroom and separate cloakroom
- South-facing roof terrace with glorious views
- Outbuilding with potential and a greenhouse
- Short drive to local amenities

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

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This unique period property is situated in a fantastic position, located alongside the river Yar and next to the Alverstone Weir creating an idyllic outlook over the river from the garden. The Boat House benefits from a special garden which boasts ample patio and decking areas, a delightful stream which flows through part of the garden, and a pond. Furthermore, this garden is home to the original pump room which allegedly pumped water to all the homes in Alverstone, as well as a fantastic greenhouse. This well-established garden is every gardener's dream with adaptable environments fit for a range of beautiful flower, shrub and tree arrangements. At the front of a property is a substantial driveway with a garage plus additional sheds for storage. Inside this wonderful home are beautiful cottage features with tall ceilings and spacious accommodation. Three naturally lit double bedrooms, a family bathroom, a spacious kitchen-diner, and a separate cloakroom benefit from a ground floor position. With potential for modernisation throughout, this property benefits from an 'upside down' home setting providing a living room on the first floor to maximise the views with access to a south-facing roof terrace.

Nestled within an Area Of Outstanding Natural Beauty, surrounded by idyllic rural landscapes, the village of Alverstone enjoys a perfect balance of a peaceful environment and conveniences of the Island's principal towns of Shanklin and Sandown which are only a short drive away. Sandown and Shanklin provide extensive amenities with a wide range of shops and supermarkets, pubs and restaurants, cultural activities, and glorious sandy beaches. Newport, the island's central town, is located just under half an hour away which also provides a wide range of shops and supermarkets, eateries, and events. Alverstone is also positioned on the fringes of the quaint village of Newchurch which boasts one of the most highly regarded pubs on the Island, The Pointer Inn, which is known for its mouth-watering locally sourced food and a fantastic beer garden offering beautiful views of the surrounding countryside. The Boat House enjoys plenty of rural walks and cycling routes nearby including the scenic Red Squirrel cycle path linking to Sandown and Newport, taking you through red squirrel inhabited woodland, farmland, estuaries and a stretch of the Island's magnificent coastline. The Southern Vectis bus routes can be found nearby which connect the whole island.

The accommodation comprises a porch leading into the spacious kitchen-diner and through to the hallway providing access to three double bedrooms, a family bathroom, a separate cloakroom, and the stairwell to the first floor. The first floor offers a spacious lounge area boasting glorious views and provides access to the south-facing roof terrace.

### Welcome to The Boat House

A spacious block paved driveway at the front of the property frames the stone façade and offers a concrete pathway leading to the front door. A detached garage with a pitched roof can be found to the side of the property with a low-level stone wall providing a raised flower bed which encloses the beautiful patio space beyond.

### Porch

*extending to 8'04 (extending to 2.54m)*

Presenting neutral stone effect floor tiles and neutral wall décor with an exposed brick feature wall, this handy porch benefits from a classic diamond design leaded style window to the side aspect and a window to the other side looking into the kitchen-diner. Featuring ceiling beams in the pitched roof, this space is lit by a wall light and provides passage into the kitchen-diner through an obscure glass multipaned wooden door.

### **Kitchen - Diner**

*22'09 max x 20'10 max (6.93m max x 6.35m max)*

This unique and spacious L shaped room enjoys cottage character with wooden ceiling beams across, a natural wooden display shelf, and a dado rail plus natural stone effect floor tiles. With a two tone neutral and warm terra cotta coloured wall décor at either side of the dado rail; this fantastic room hosts the kitchen with solid wood base and wall cabinets and a granite effect worktop, integrating a composite sink and drainer with a chrome long neck mixer tap. Hosting a neutral tile wall splashback, this kitchen space offers an integrated fridge freezer, an electric oven and combi oven, a gas hob, and provides undercounter space for three appliances. A stainless steel cooker hood over the gas hob provides an extractor fan and lighting. Two classic diamond design leaded style windows to the front aspect offer views over the front garden and driveway. With a fluorescent strip light illuminating the kitchen space, the dining space is lit by two multi-bulb ceiling lights, and benefits from a large radiator to keep it warm. A wooden obscure glass multipaned door leads into the hallway.

### **Hallway**

*extending to 18'09 (extending to 5.72m)*

Partially finished with a red carpet and wood effect ceramic tiles, this hallway makes way for three double bedrooms, a family bathroom, a cloakroom, and the stairwell to the first-floor lounge. This space is finished with a neutral colour wall décor and a natural wood dado rail, a multi-bulb ceiling light, and is heated by a radiator. An open archway leads through from the first bedroom to the rest of the house.

### **Bedroom One**

*14'07 max x 13'00 max (4.45m max x 3.96m max)*

Boasting dual aspect classic diamond design leaded style windows to the side and rear, this bedroom benefits from ample storage space within several fitted wardrobes and drawers, and a fitted welsh-dresser. A handy shower cubicle, in the corner of the room, hosts an electric shower and there is a fitted hand basin unit with a chrome mixer tap plus a wall mounted mirror and wall light over. This room features a wooden effect beam with a pendant ceiling light, a red carpet, and a neutral wallpaper with a floral pattern. Around the shower and hand basin is a neutral tile surround with a decorative strip. This room is heated by a single radiator.

### **Bedroom Two**

*11'05 max x 10'01 max (3.48m max x 3.07m max)*

Benefitting from dual aspect classic diamond design leaded style windows to the front and side, this bedroom continues with wood effect ceramic floor tiles and is decorated with a patterned floral wallpaper above the white dado rail. A pendant ceiling light illuminates this space, and a single radiator heats this room.

### **Bedroom Three**

*10'07 x 10'02 (3.23m x 3.10m)*

Featuring a classic diamond design leaded style window to the side aspect with a radiator under, this bedroom continues with wood effect floor tiles from the hallway and offers a floral wallpaper above the dado rail and neutral wall colour under. Lit by a ceiling light, this room also offers a large storage cupboard.

### **Family Bathroom**

Beautifully presented and well maintained, this fantastic bathroom offers a shower cubicle with a chrome shower head and controls. With a matching bath and traditional style mixer tap and shower attachment, there is also a W.C. and a pedestal hand basin with hot and cold taps plus a wall mounted mirror over which occupies this space. A large chrome heated towel rail, extractor fan, and recessed ceiling lights can also be found in here. The room is finished with a burgundy midway tile with a neutral tile over, and a neutral floor vinyl with burgundy accents covers the floor.

### **Cloakroom**

Hosting the same décor as the family bathroom, this handy cloakroom offers a velux window and a ceiling light to illuminate the space, a w.c, and a pedestal hand basin with hot and cold taps. A door to the rear aspect provides access to the garden.

### **Lounge**

26'04 x 14'06 max (8.03m x 4.42m max)

From the hallway on the ground floor is a red carpeted stairwell which leads to the first-floor lounge. This extensive lounge space offers large windows to the front and rear aspect plus a door to the fantastic south-facing roof terrace. With period features including exposed wooden beams, this glorious space provides a beautiful view over the garden and the River Yar to the rear. Two Velux windows offer yet more natural light into the room which also boasts two chandelier style ceiling lights and five wall lights. The room is neutrally decorated and hosts natural wood accents including a dado rail, exposed beams, a cupboard concealing the boiler, and the window frames. A large brick effect feature fireplace hosting an electric coal effect fire creates a cosy atmosphere within this room. Two radiators heat this space, and the internet and telephone socket can be found in here, plus a loft hatch.

### **Roof Terrace**

Accessed via a door from the lounge, this fantastic, paved, roof terrace enjoys a south-facing position and overlooks the garden and River Yar. Not only does it offer space for lounging or al fresco dining, but also provides a small door into the eave's storage. This secluded spot provides a fantastic spot to enjoy those warm summer evenings.

### **Garden**

This stunning and unique rear garden backs onto the River Yar creating a fantastic riverside setting. This well-established garden has been well maintained and cared for over the years with a variety of different plants shrubs and trees. This garden provides ample patio space presenting the opportunity to dine al fresco style, lounge in the sunshine, or simply sit and watch the wildlife around. A little stream flows through part of the garden with a bridge over to the grassed area at the back of the garden. An additional pond to the side of the house creates a lovely setting within the patio space to the side and offers external sockets nearby. On one side there is a raised decking area, accessed from the greenhouse or pumproom, which provides an unspoilt view of the river and the Alverstone Weir. The old pump room stands adjacent with the river and creates a fantastic opportunity to convert into additional accommodation. A greenhouse adjoins with the old pump room. The garden also benefits from an outside tap. Two sheds at the front of the driveway provide additional storage as well as bin storage.

### **Old Pump Room**

This unique and historical feature within the garden presents a marvellous opportunity to convert this substantial outbuilding into additional accommodation. Originally built to pump water around Alverstone village, this two-storey building benefits from a basement with a light and the original disused water pump. The ground level is lit by two pendant lights and enjoys triple aspect windows which look out over the river and the garden. A door leads out onto a decked area.

### **Greenhouse**

Presenting a dwarf wall glazed greenhouse benefitting from an elevated position over the rear garden, this beautiful greenhouse boasts a reclaimed pond at the centre which has been turned into a stunning flower bed hosting geraniums and calla lilies and is decorated with grey slate. A door to the rear leads into the elevated decking area next to the river.

### **Garage**

A detached garage positioned to the side of the house benefits from power as well as creating additional storage space or parking for a single vehicle.



### **Parking**

A substantial block paved driveway situated at the front of the house presents parking for up to four vehicles. The garage provides parking for a single car.

The Boat House presents a beautifully unique and period cottage with the opportunity for modernisation offering spacious accommodation and a fantastic rear garden, all complete with driveway parking. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E

Services: Mains water and drainage, electricity, gas



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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