



CAREY SCONCE  
YARMOUTH, ISLE OF WIGHT, PO41 0SB

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**A UNIQUE COASTAL HOUSE WITH 5 BEDROOMS IN A MAGNIFICENT, ONE ACRE COASTAL PLOT OFFERING SOME OF THE FINEST PANORAMIC VIEWS OVER THE WESTERN SOLENT – AVAILABLE FOR THE FIRST TIME IN ABOUT 90 YEARS.**

Carey Sconce is a period coastal property sitting within its own formal walled gardens in an elevated location overlooking The Solent across to Yarmouth Pier, New Forest, Lymington and Beaulieu. This type of property set within a large garden are infrequently exposed to the sales market and this particular house has been in the family for three generations; totalling some 90 years. The house itself offers extensive accommodation over three levels and excellent views can be enjoyed from most areas of the house.

There is an interesting and well-kept formal walled garden which allows for a high level of privacy and seclusion as well as allowing some absolutely stunning sea views. This particular offering does allow for a new owner to create



a very special coastal house situated just minutes' walk from Yarmouth Harbour. The plot extends to approximately 1 acre (0.4 ha) and this allows for significant changes and improvements that a new owner might wish to do. There are a range of outbuildings located on one side of the walled garden. Additional land is owned by this property outside the walled garden, which extends to about forty feet from the Sea Wall and Coastal footpath.

## GROUND FLOOR ACCOMMODATION

Front door leading to:-

Sitting Room a large south facing double aspect room with formal fireplace to one side. Doors leading off to three double bedrooms, all of which offer good views over the grounds. Doors leading to a central hallway and the Kitchen/dining area with French doors leading out onto the terrace with stunning coastal sea views. The kitchen and dining area is modern and does offer a contemporary twist to this otherwise period house.

There is a modern ground floor shower room with wash hand basin. A further family bathroom is located off the hallway with WC and wash hand basin.





### FIRST FLOOR ACCOMMODATION

The first floor offers significant potential to be improved. There is currently an en-suite bedroom with some of the best sea views across The Solent. A further family shower room is provided. Stairs lead up to a second floor which is currently laid out as a large one bedroom apartment with good sized kitchen and a large sitting room. Further to this, a significant and unused storage room is located on the seaward side of the house. This room offers excellent potential to become a further bedroom or indeed a top floor sitting room with a roof terrace or balcony (subject to obtaining permissions, if required).

### OUTSIDE

The property is set within and forms part of an historic walled garden. It's an attractive wall constructed of brick and stone

and provides perfect seclusion and privacy. It's a formal garden with extensive rose beds, a mix of mature shrubs and trees together with intricate box hedging. There is a viewing platform and a separate timber viewing terrace; both of which provide magnificent sea views. A further section of paddock is located on the seaward side of the walled garden, which could be used for further garden or other uses such as a tennis court or boat/garaging (subject to obtaining any necessary consents). The neighbouring property does have a vehicular right of way to West side of the house, although we understand this is rarely used.

### SERVICES

Mains water, electricity, gas and sewerage are connected to the property.



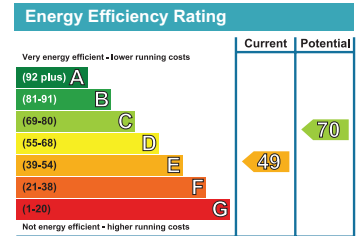
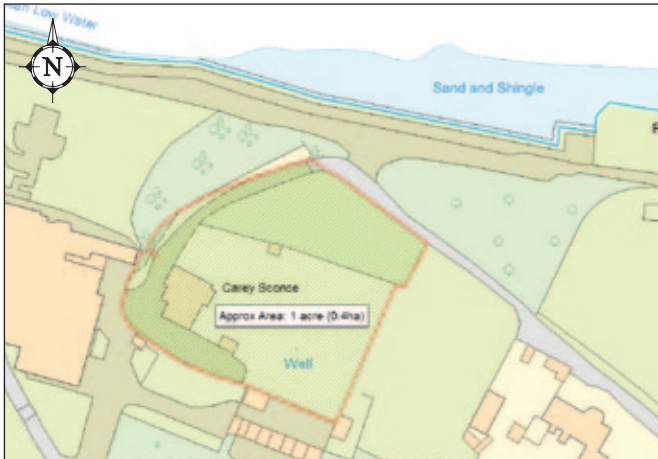


### TENURE

Freehold

### VIEWINGS

All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



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