



FELTHAM HOUSE

Main Road, Wellow, PO41 0TD





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Feltham House is an attractive, three storey property, situated in an Area Of Outstanding Natural Beauty at Wellow. This detached Georgian style home comes with a large garden and useful outbuildings including a wonderful garage (with potential for alternative uses), all set in to approximately 0.32 acres.

Guide Price- £795,000

FELTHAM HOUSE

Ground Floor

Entrance hall | Lounge | Open plan Kitchen/Dining room | Utility room | W/C

First Floor

Landing | 2x Double bedrooms | Family bathroom | Master suite

Second Floor

Landing | Bedroom | Office

Gardens & Grounds

Gardens and Grounds | Large driveway | Two sheds | 0.32 acres

Buildings

Double garage with potential for alternative uses

In all about 0.32 acres



SITUATION

Feltham House is situated within the quiet village of Wellow in the northwest of the Island. Wellow is set within 3 miles of the popular port town of Yarmouth offering marina, restaurants, local shops and ferry connecting to Lymington.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with several boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.

DESCRIPTION

Feltham House is a stunning detached home offering wonderful family accommodation over three floors. The property is set back with a large, gravelled driveway to the front providing plenty of parking for several cars. Positioned in an Area Of Outstanding Natural Beauty, Feltham House provides glorious countryside views within the peaceful village of Wellow.

Ground Floor

The main entrance welcomes you through the impressive oak portico into the entrance hall leading onto the open plan kitchen and dining room. The open plan layout boasts a modern style kitchen with central island showcasing granite/oak worktops and gas-fired Aga with access to the dining room featuring French doors onto the patio. The lounge is set to the further other side of the house, comprising French doors to the rear garden, Charnwood multi fuel burner and triple aspect windows filling the room with plenty of natural sunlight. The ground floor also provides a useful utility room with WC.



First Floor

The first-floor benefits from three good sized double bedrooms all offering glorious views of the surrounding countryside. The family bathroom comprises a roll top slipper bath and shower unit, additionally the master bedroom offers an ensuite shower room and walk in wardrobe.

Second Floor

The second floor presents a further two good-sized rooms, currently being used as a bedroom and office.

GARDENS AND GROUNDS

To the rear of the property provides a large laid to lawn garden including a delightful, paved patio area bordering the house. The enclosed garden has been well landscaped and includes two vegetable beds, a greenhouse and two useful wooden sheds.

BUILDINGS

The grounds offer you a handful of useful outbuildings set to the front and rear of the house. The buildings include a large double garage and useful sheds. The double garage and larger shed are connected to mains electric, additionally the garage benefits from roller shutter doors. The garage may have potential for alternative uses, including an office, holiday let or annexe STP.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Feltham House is offered for sale by private treaty as a whole.

ACCESS

The access to the property is directly from the public highway, Main Road, Wellow.

TENURE

Freehold.

SERVICES

Feltham House is served by mains water, electric and LPG gas, private drainage (via a septic tank).

The majority of the outbuildings benefit from mains electric.

LOCAL AUTHORITY

Isle of Wight Council

POSTCODE

PO41 0TD

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

FIXTURES AND FITTINGS

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Council Tax Band

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IMPORTANT NOTICE

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Not to scale. For identification purposes only.

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VIEWINGS

Viewings strictly by appointment with BCM.

SELLING AGENT

BCM, Isle of Wight office
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Isle of Wight, PO30 3DE

NB. These particulars are as at May 2023 and photography taken May 2023.





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