



Tanners, 17 Waters Edge
Port La Salle | Yarmouth | Isle of Wight | PO41 0XB

Seller Insight

“ This property is ideally located in a small hamlet on the outskirts of Yarmouth, and therefore enjoys the benefits of living in a quiet, friendly community, with all the conveniences of a small – the UK's second smallest - town within walking distance. Yarmouth is steeped in history and there is no better place to explore this than the infamous Yarmouth castle – built by Henry VIII in 1597 to fortify the Solent and now in the care of English heritage.

Despite being small, Yarmouth has lots to offer, particularly if you enjoy dining out in gorgeous surroundings. There are three traditional pubs to choose from, all serving quality food and drinks. There are two high end restaurants including the award-winning Railway Restaurant, a former train station and has views of the outstanding natural beauty of the Yarmouth marshes and Mill Copse. There is also a fish and chip takeaway like no other – The Blue crab – where you can enjoy a vast selection of outstanding, locally caught seafood including fresh, Yarmouth crab. There are also two friendly local cafes for a more casual dining experience. And for eating in there is a convenient grocery store with extended opening hours.

If you wish to go further afield, Yarmouth is well served by public transport with multiple bus routes taking you to the island's principal town of Newport, Alum Bay – known for its coloured sands – and everywhere in between. Another advantage to Yarmouth is that its home to the Wightlink car ferry, allowing you to be on the mainland in around 40 minutes.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Tanners, 17 Waters Edge

This is a delightful, three bedroom property nestled in one of the most stunning and unspoilt areas on the island within a private estate. The aptly named cul de sac is just metres away from the sea and the property enjoys use of the shared slipway and mooring facilities if required at an extra cost. If you are a keen sailor, enjoy the beach or just appreciate the benefits of living by the sea, then you will not find a better situated home. The property is at the end of a cul de sac, set in a peaceful and serene location.

The ground floor comprises a good sized kitchen, with everything required for modern living and impressive, open plan living areas. The lounge / dining room benefits from two sets of French doors as well as a large window, creating a lovely, light environment, and enjoying views over the pretty private rear garden. On a summer's day, its perfect to throw open the doors onto a pretty patio area – ideal for entertaining and alfresco dining!

There are two double bedrooms on the ground floor, which both enjoy the use of a great bathroom. To the first floor is another spacious, double bedroom that benefits from an ensuite bathroom.

Outside to the front is a private driveway with parking for numerous vehicles and capacity for storing a boat, as well as a detached garage to the rear. The rear garden is an easy maintenance, paved garden, with raised beds housing a variety of attractive plants and trees, allowing the home to be an ideal lock up and leave retreat, should this be the purpose for your property search.







Travel Information

1.2 miles from Yarmouth to Lymington Ferry Terminal
12 miles from West Cowes to Southampton Ferry Terminal
13.5 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Freshwater Golf Club, Freshwater – 4.2 miles
Yarmouth Sailing Club, Yarmouth – 1.2 miles
West Wight Sports Centre, Freshwater – 3.8 miles
1Leisure Medina, Newport – 9.7 miles

Healthcare

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
Yarmouth Surgery, Yarmouth	01983 758998
Medina Healthcare, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	01983 822099
	(8.5 miles)

Education

Primary Schools
Freshwater Early Years Centre, Freshwater
St Saviour RC Primary School, Totland
Yarmouth CE Primary School, Yarmouth
Shalfleet CE Primary School, Shalfleet
Hunnyhill Primary School, Newport

Secondary Schools/Colleges
Christ The King College, Newport
Carisbrooke College, Newport
Medina College, Newport
Island Innovations V1 Form Campus, Newport
Ryde School with Upper Chine (Private), Ryde
Isle of Wight College, Newport

Assisted Learning Schools
Medina House School, Newport
St. Georges School, Newport
St Catherine's School, Ventnor

01983 755287
01983 752175
01983 760345
01983 760269
01983 522506

01983 537 070
01983 524651
01983 526523
01983 522886
01983 562229
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

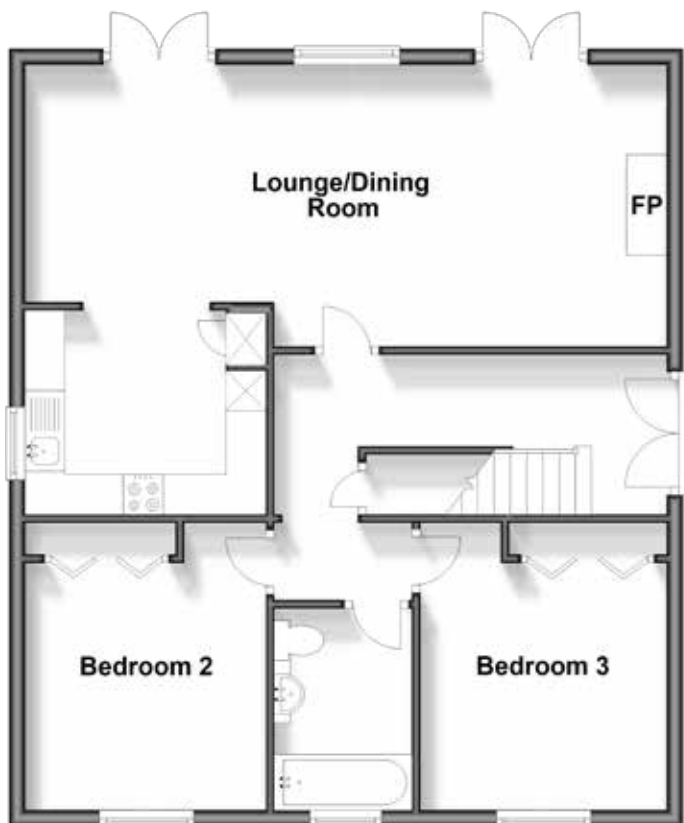
The Hut, Colwell Bay
The Waterfront Bar & Restaurant, Totland
Horse & Groom, Ningwood
New Inn, Shalfleet
On the Rocks, Yarmouth
Off The Rails, Yarmouth
The Wheatsheaf, Yarmouth
Salty's, Yarmouth

These bars and restaurants are available within a 20-minute drive of this home

Local Attractions / Landmarks

Carisbrooke Castle, Carisbrooke
Fort Victoria, Yarmouth
Yarmouth Castle, Yarmouth
The Needles Pleasure Park, Alum Bay
The Needles Old Battery & New Battery, Alum Bay
Dimbola Museum & Galleries, Freshwater
Tapnell Farm Park, Yarmouth
Farringford House (Home of Lord Tennyson), Freshwater

Ground Floor
Approx. 74.3 sq. metres (799.3 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.8 sq. feet)



GROUND FLOOR

Entrance Hallway	
Lounge / Dining Room	26'3 x 11'7
Kitchen	9'9 x 8'4
Bedroom 2	11'9 x 10
Bathroom	8'1 x 5'7
Bedroom 3	11'9 x 9'9

FIRST FLOOR

Landing	
Bedroom 1	15'5 x 9'9
En-Suite Bathroom	6'8 x 5'6
Utility Room	9'6 x 6'4

OUTSIDE

Driveway Parking
Detached Garage
Rear Garden

EPC Rating: D
Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



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