



WOODCOTE COTTAGE

HAMSTEAD, YARMOUTH



**WOODCOTE COTTAGE
HAMSTEAD DRIVE
HAMSTEAD
YARMOUTH
ISLE OF WIGHT
PO41 0YE**

Located in one of the most idyllic positions on the Island is Woodcote Cottage - Grade II listed, with an extensive modern accommodation wing approximately 1.5 acres with sea views.

Set in large grounds, Woodcote Cottage is an 18th Century cottage and later extension, Grade II listed with commanding fine views of The Solent and mainland. The coastal footpath adjoins the grounds and offers miles of unspoilt walking. This is a rare opportunity to acquire a retreat in magnificent surroundings on the edge of the Hamstead Estate. The Estate was once owned by John Nash - one of the most fashionable and influential architects of the Regency period, a friend of the Prince Regent, who is understood to have designed this cottage as well as landmark properties such as Buckingham Palace and the Royal Pavilion in Brighton. Woodcote Cottage has a rich and interesting history and it's the only surviving cottage of this era on the Estate.

Located within an area of Outstanding Natural Beauty and approximately 1.5 miles from the nearest public road, it offers a fabulous level of peace and seclusion, teeming with wildlife and stunning views. It is a large plot, which extends to approximately 1.5 acres which, in addition, is understood to have possessory title of a further section of woodland of approximately an acre.

Woodcote Cottage occupies a truly remarkable and secluded location. A sympathetic modernisation programme has taken place by the current owners over the past few years which have enabled flexible living accommodation with income potential in part of the house, if required. Further to this a recently lapsed planning permission (TCPL/11055/E, P/01576/13) could be renewed or altered (subject to obtaining a renewed planning consent). This permission allowed for a major alteration of the property together with a detached garage/outbuilding. There are currently four bedrooms, three of which enjoy stunning sea views, a sitting room, study, large utility room, store room, good sized kitchen diner, a bathroom and a separate shower room.

The attractive and historic harbour town of Yarmouth, with its excellent sailing facilities, shops, restaurants and mainland ferry terminal, is approximately 4 miles away. The County town of Newport is approximately fifteen minutes' drive, as is Cowes. The property benefits from direct access to the Isle of Wight coastal footpath with Newtown Nature Reserve a short walk from the property. The drive through the Hamstead Estate leading to the property is a truly stunning drive of around 1.5 miles, includes access on a bridge over part of Newton Creek.





Outside there is a detached garage, mature and well-kept gardens, fine oak trees and a formal lawn to the front of the property. An attractive terrace is located just in front of the cottage on the southern façade.

The modern extension has had structural movement, but this has not prevented the current owner's enjoyment and usage of this accommodation.

There are moorings available close to the property in Newtown Creek, subject to application and availability to the National Trust.

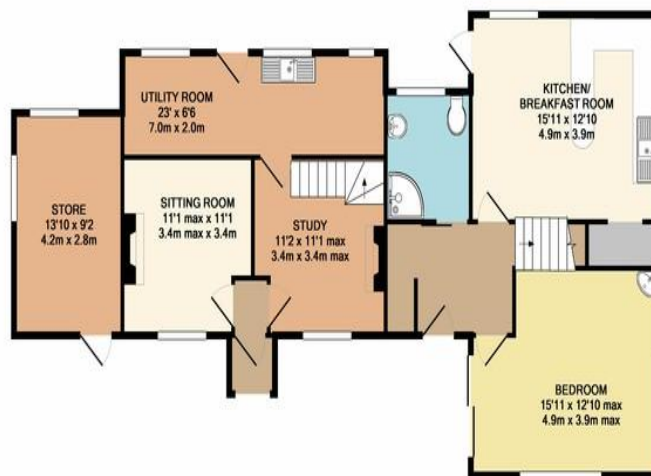
TENURE Freehold with possessory title on an area of adjacent woodland.

SERVICES Mains water and electricity serve the property. Private drainage.

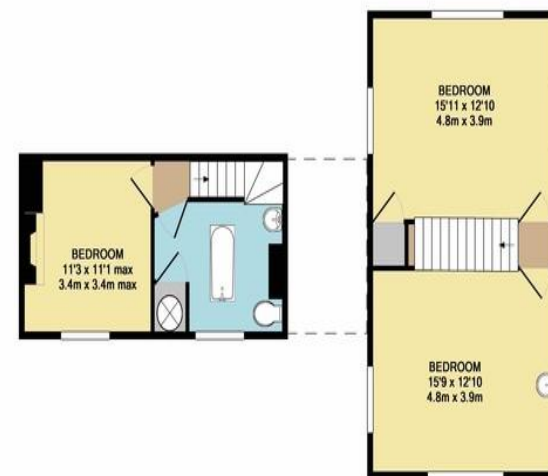
EPC F.



VIEWINGS All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



GROUND FLOOR
APPROX. FLOOR
AREA 1098 SQ. FT.
(102.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 692 SQ. FT.
(64.3 SQ. M.)
TOTAL APPROX. FLOOR AREA 1790 SQ. FT. (166.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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