



**TENNYSON COTTAGE**  
TOTLAND BAY, ISLE OF WIGHT

spence  
willard



# TENNYSON COTTAGE

BURTONS YARD  
TOTLAND BAY  
ISLE OF WIGHT  
PO39 0HE

**A WONDERFULLY IMPOSING GEORGIAN STYLE RESIDENCE COMPLETED JUST FIVE YEARS AGO OFFERING STYLISH AND SPACIOUS ACCOMMODATION THROUGHOUT, OCCUPYING A DESIRABLE PLOT ON THE RURAL OUTSKIRTS OF TOTLAND BAY.**

The concept of Tennyson Cottage was to merge the grace and quality of a period home with modern day living and as such has a grand staircase in the entrance hall, under floor heating (to the ground floor), double glazed sash windows and double doors connecting the principal living rooms to create an open plan flow when needed. The ample kitchen connects seamlessly to the dining area which in turn connects to the living room and hallway. A generous study, utility room and shower room complete the ground floor. The first floor does not disappoint with four double bedrooms, two ensuite and a family bathroom. Externally the options are vast with a barn which lends itself to be utilised as either an annex, holiday let or to just enjoy the space for a workshop/boat store or garage accessed via the vast gravel driveway. The garden has been left as a blank canvas for easy maintenance or for someone to create their own peaceful haven.

The property can be found in the southerly outskirts of Totland Bay and is within easy reach of miles of surrounding downland & coastal walks from Freshwater Bay, along Tennyson Down and High down to the Needles and Alum Bay, where some of the Island's most stunning scenery can be enjoyed. The shops and amenities in both Freshwater and Totland village centres are approximately a mile away and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive.

## OPEN FRONTED ENTRANCE PORCH

**ENTRANCE HALL** A welcoming space with a decorative staircase leading to the first floor.

**SITTING ROOM** 23' 9" x 12' 3" (7.262m x 3.737m) A large bright reception room with double doors leading out to the rear garden and patio terrace. There is a fireplace providing the main focal point to the room with a fitted multi fuel stove.

**DINING ROOM** 13' 1" x 12' 3" (4.011m x 3.750m) Another generous room with double doors leading out to the rear garden and patio terrace.

**KITCHEN/BREAKFAST ROOM** 22' 10" x 14' 8" (6.968m x 4.475m) A wonderful space which has been well fitted with a range of modern wall and base cupboards and drawers with ample work surface, incorporating a stainless sink unit and a recessed space for a range cooker with an integrated

extractor unit. The room enjoys a double aspect and provides ample space for a good sized table and also features useful built-in storage cupboards.

**UTILITY ROOM** 7' 8" x 7' 4" (2.340m x 2.250m) A practical space with direct access to the garden and fitted with a stainless steel sink unit and plumbing for washing machine. The wall mounted LPG gas fired 'Vaillant' boiler supplies the hot water and central heating.

**SHOWER ROOM** with shower cubicle WC and wash basin.

**STUDY/BEDROOM** 5 14' 8" x 9' 4" (4.479m x 2.845m) A good sized study providing potential as a ground floor 5th bedroom if required.

**FIRST FLOOR LANDING** with access to the loft space and a built-in shelved airing cupboard housing the pressurised hot water cylinder.





**MASTER BEDROOM** 16' 4" x 12' 2" (5..6.m x 3.729m) A grand double bedroom complete with a walk-in wardrobe with fitted hanging rails and deep shelf over.

**EN SUITE SHOWER ROOM** Fitted with a white suite comprising of a generous shower cubicle, WC and wash basin.

**BEDROOM 2** 15' 0" x 14' 8" (4.587m x 4.472m) Another large double bedroom with double aspect windows.

**EN SUITE SHOWER ROOM** with suite comprising WC, wash basin and a shower cubicle.

**BEDROOM 3** 14' 8" x 10' 0" (4.479m x 3.050m) A good double bedroom with built-in wardrobe.

**BEDROOM 4** 12' 4" x 9' 0" (3.768m x 2.768m) Yet again another double bedroom.

**FAMILY BATHROOM** 12' 3" x 6' 7" (3.736m x 2.007m) Fitted with a white suite comprising a shower bath curved glass screen, WC and pedestal wash basin.

**OUTSIDE** The property is set in good sized gardens top the front, side and rear and is approached through large double gates onto a gravelled driveway, which provides ample parking and turning space for several vehicles and access to the substantial detached barn/workshop/store.

The main area of front garden is laid to lawn and there is a useful hardstanding area for a caravan/motorhome or boat etc. The Indian sandstone paved pathway leads to the front entrance and continues around one side of the property to the rear garden and patio terrace. The good sized rear garden is mainly laid to lawn and enclosed by fencing with a pleasant Indian sandstone paved patio terrace.

**BARN/WORKSHOP/BOAT STORE** 44' 7" max x 24' 1" max (13.612m x 7.360m) A substantial and very useful outbuilding which offers great potential to provide further accommodation if required. Currently there are several separate areas within the barn which form two temporary bedrooms, an office area, shower room, separate WC and a kitchenette.

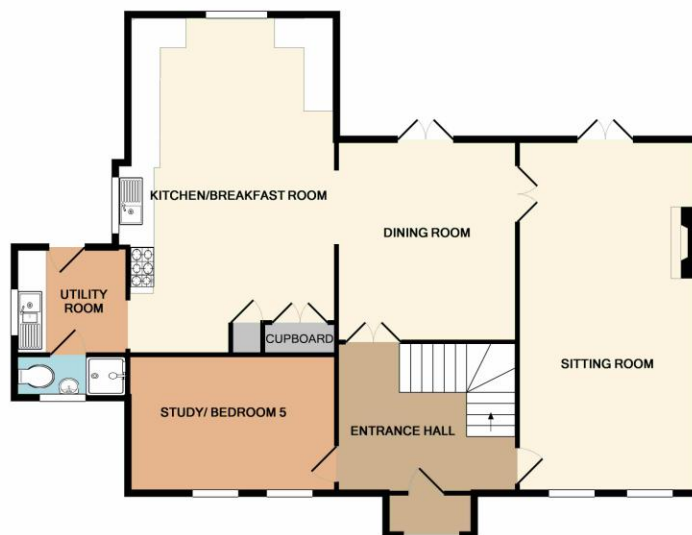
**COUNCIL TAX BAND F**

**EPC RATING C**

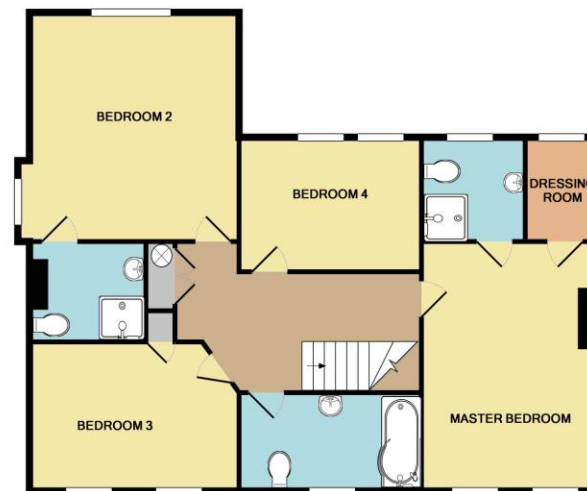




**VIEWINGS** All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1137 SQ.FT.  
(105.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1033 SQ.FT.  
(95.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2170 SQ.FT. (201.6 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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