



Grants Cottage Lynch Lane, Calbourne, Isle of Wight, PO30 4JB

Guide Price £575,000



A beautiful detached Grade II listed thatched cottage with three bedrooms set within picturesque surroundings. This extremely well presented home is full of charm and character and has an open plan kitchen/dining area as well as a separate sitting room. Currently a successful holiday rental, this is a wonderful opportunity to own this period home or continue as a business venture.

Thatched cottage with 3 double bedrooms

This beautiful Grade II listed cottage has a wealth of period features and masses of character. Located within a conservation area it has a superb open plan kitchen/living room with Aga, an additional separate sitting room complete with log burner and three double bedrooms. The large rear garden includes a garden store and direct access to the local cricket pitch/recreational park. Currently a successful holiday let but perfect as a main residence for rural living.

Grants Cottage

A stone and thatched cottage that is Grade II Listed and was once occupied by William Long, author of the Isle of Wight dialect dictionary who was born in the house in 1839.

Interior

This quintessential chocolate box thatched cottage is everything you would expect plus modern conveniences, a great blend of old, quaint and cosy with contemporary touches.

Ground Floor:

Walking through the stable style entrance door into a small lobby, you then enter the large open plan kitchen and dining room. With its beamed ceiling and windows that allow sun to stream through from one side of the room to another, this sets the scene for the rest of the house, cosy and welcoming and full of character. The Aga is the feature of this room which leads through to a modern kitchen area with plenty of storage space and has an integrated induction 4 zone hob and oven, space for a tall fridge freezer and plumbing for a dishwasher. The rear lobby leads to the garden and is also a utility area with space and plumbing for a washing machine and tumble dryer. A separate sitting room is a delightful relaxing area with wood burner on a brick hearth set within the chimney recess. From the lower hallway you access a bathroom, half panelled, with bath and overhead shower.



First Floor:

On this floor you can find three double bedrooms, two very generously sized and with built in wardrobes, and a cloakroom. All these bright and sunny bedrooms have a relaxing and welcoming feel. Within the principal bedroom there is a window seat to look out to the beautiful views as well as the loft access hatch.

Exterior

The secluded garden is picture perfect, filled with mature plants and flowers creating a peaceful and picturesque setting for the stone cottage. Enjoy your surroundings on the paved outdoor space, with its rose and honeysuckle arbour, leading to a lawned space that continues around to a private gate to the cricket ground. This idyllic setting is a haven for nature lovers and those who enjoy outdoor living.

The garden store is believed to be an old wash house, complete with chimney, with space within for a fire under what would have been the boiler - all still there. A fascinating and delightful historic point to this wonderful home.

Calbourne

Calbourne is steeped in history, with roots dating back to the Domesday Book of 1086, whilst the older part of the village includes the period church and Winkle Street and Calbourne Water Mill, which has been in existence since the 11th century. The village is situated within an Area of Outstanding Natural Beauty with superb walks through the surrounding downland and countryside. Yarmouth and Newtown, as well as the beaches on the Island's south coast, are easily accessible being within 5 miles as well as the village being on the bus route into nearby Newport.

Further Information

Tenure: Freehold

EPC: TBC

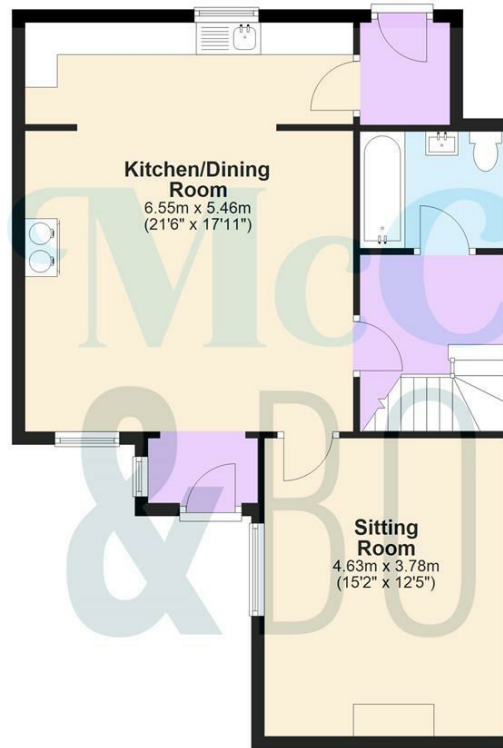
Calor gas serving Aga stove

Night storage heaters



Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Total area: approx. 122.8 sq. metres (1321.3 sq. feet)

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Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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