

SPENCE WILLARD



The Cottage, Ningwood, Isle of Wight, PO41 0TQ

A fabulous and well-presented period cottage that has been recently refurbished to a high standard, it includes a good range of original features all set in a walled garden including an impressive triple garage.

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Located in a sought after semi-rural location about a five-minute drive from Yarmouth and ten minutes from Newport is The Cottage, which sits on the edge of Ningwood. The property has the benefits of being a stone through from the popular Shalfleet Village School and offering three/four bedrooms with an enclosed garden. The property has undergone a significant modernisation programme to a high standard which includes a fabulous new kitchen, bathrooms, some reconfiguration and decorating etc.

The Cottage offers flexible accommodation over two floors and has been extended to provide extra living space on the ground floor which allows for a quality 'granny' annexe or and office/studio for someone working from home. The cottage is access from the front via a porch and then through an internal door to the hall and stairs.

On the right from the hall, you enter the dining room with feature fireplace offering room for a family sized table and chairs. From the hall turn left into an attractive secondary sitting room which has built in storage cupboards and doors into a compact office/home working space, a doorway to the side leads into the wonderful high-quality kitchen with a range cooker and units with Corian worktops and hardwood from Ryde Pier. Doorway into the well-equipped utility room with sink and a large worktop with space under for washing machine etc. Built in pantry cupboards.

Moving upstairs you are greeted by a principal bedroom with some far-reaching rural views plus two other double bedrooms and a recently fitted family bathroom. Outside there is power gated access from the main road onto gravelled drive and turning area with access to triple garage/workshop which could offer potential for additional living accommodation, (subject to appropriate planning consents).

The garden itself is mainly laid to lawn with planted borders and mature shrubs and a patio area ideal for barbecues and outside dining. There is an inner fenced area which is perfect for entertaining, and many plants have recently been positioned along the southern boundary.

Sitting Room

3.45 x 3.63 (11'4" x 11'11")

East facing window overlooking the front garden and built in storage. Door into the kitchen.

Kitchen

2.24 x 1.91 (7'4" x 6'3")

High-quality kitchen with a range cooker and units with Corian worktops and hardwood from Ryde Pier. Door leading to:

Utility Room

2.25 x 2.24 (7'4" x 7'4")

Well-equipped with sink and a large worktop with space under for washing machine etc. Built in pantry cupboards.

Dining Room

4.14 x 3.38 (13'7" x 11'1")

Accessed off the hallway and utility room. Feature fireplace offering room for a family sized table and chairs. Built in storage. East facing window.

Shower Room

With WC and wash hand basin.

Study/Potential Bedroom 4

3.78 x 2.74 (12'5" x 9'0")

A light filled versatile room with south facing window.

Sitting Room

3.86 x 3 (12'8" x 9'10")

Good sized room with French doors leading to the front garden

Upstairs**Principal Bedroom**

4.17 x 3.53 (13'8" x 11'7")

Good sized room with built in cupboards and East and South facing windows.

Bedroom 2

3.68 x 2.92 (12'1" x 9'7")

Another good-sized room with built in cupboard, East facing window. Leading to:

Bedroom 3

3.48 x 3.63 (11'5" x 11'11")

Single room with a North facing window.

Family Bathroom

White suite comprising of bath, WC, and wash hand basin. Partly panelled walls. North facing window.

Outside

To the front is an East facing garden mainly laid to lawn with a herbaceous border to the side. Shed to house garden equipment and a gravelled parking area in front of the triple garage.

The rear patio is accessed via the kitchen or from the side of the cottage. It provides a secluded seating area, ideal for entertaining.

Triple Garage

8.1 x 5.31 (26'7" x 17'5")

The triple garage is a major feature to this house. It fits three cars and is brick built with power and light – perfect for a car or boat enthusiast or a family looking for a good space to store equipment.

Tenure

Freehold.





Council Tax
Band E.

Services
Oil fired central heating, electricity and water serve the property. Private drainage.

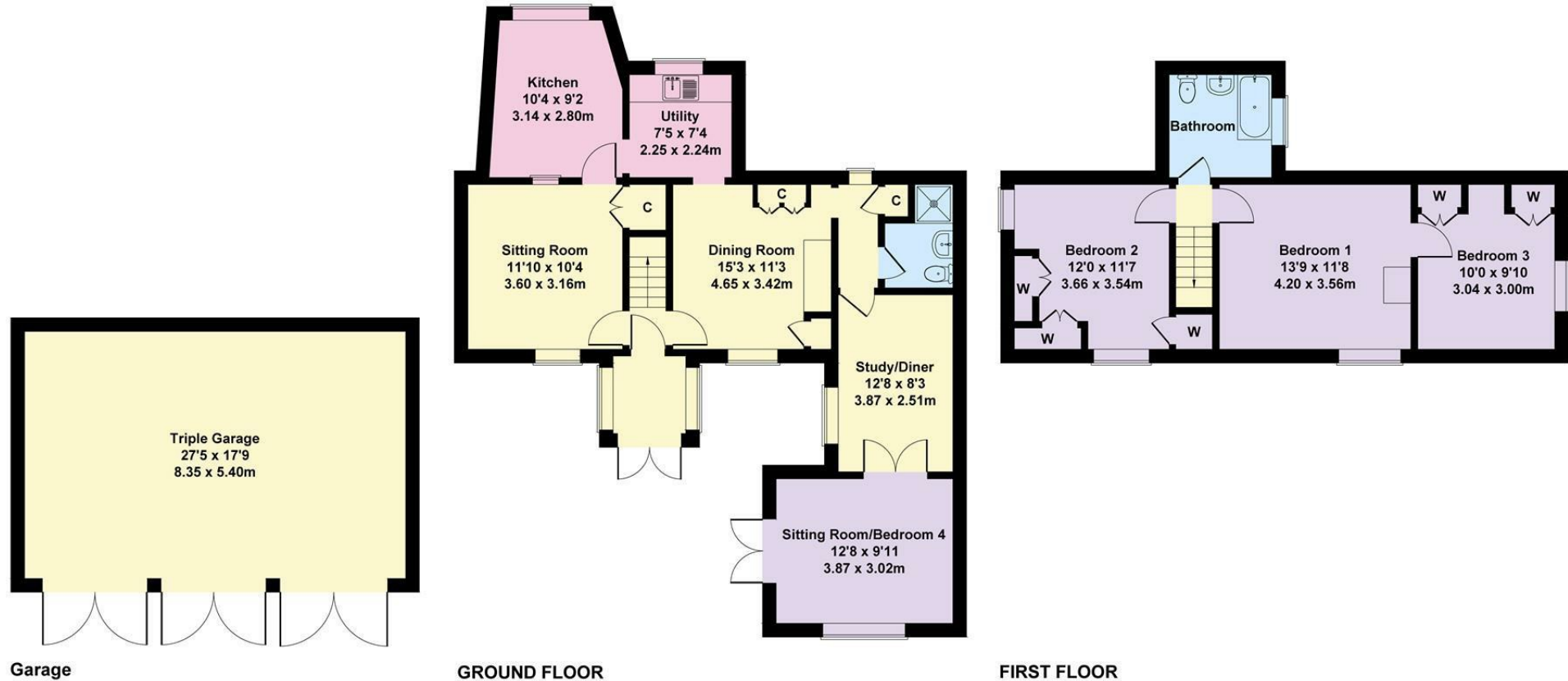
EPC Report
E.

Viewings
Strictly by appointment only with the selling agents, Spence Willard



The Cottage, Station Road, Ningwood

Approximate Gross Internal Area
1819 sq ft - 169 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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