

SPENCE WILLARD



Sun Cottage, Wellow, Isle of Wight, PO41 0TD

A stunning two bedroom semi-detached cottage packed full of character and original features and situated in the quiet rural hamlet of Wellow - just a five minute drive from Yarmouth.

VIEWING

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



The former Sun Inn was converted in 1976 to create two houses and Sun Cottage benefits from being the corner plot with pretty south and west facing cottage gardens and ample off-road parking. The property benefits from a having an interesting Paris style, 'Mansard' roof and the current owner has installed photovoltaic cells (PV) with a storage cell to retain the electricity that is generated, as well as selling excess back to the Grid. Many improvements have been made to this wonderful cottage including landscaping the garden, decorating, new oil tank and feed pipes, fencing etc. There is planning permission to add a further bedroom and bathroom upstairs.

The accommodation has been thoughtfully laid out and comprises of a good-sized family kitchen/diner, large lounge and two comfortable double bedrooms upstairs.

Wellow is approximately 2 miles from Yarmouth - the popular and bustling harbour town renowned for its excellent sailing facilities. A good selection of local shops, pubs and restaurants can also be found there, along with a frequent car ferry service to the mainland.

Front Door

Opening into:

Entrance Hall

With quarry tiled floor and doors off to:

Cloakroom

With WC and hand basin. Half wood panelled walls, tiled floor, and large shelved storage cupboard.

Sitting Room

Glazed door opening into an attractive double-aspect room with original fireplace with flagstone hearth and wood burning stove. With exposed floorboards and French doors to the front garden. Glazed door to:

Kitchen/Dining Room

An attractive, sunny double aspect room with an electric stove with ceramic top. Fitted with a good range of farmhouse style cream wall mounted and floor units comprising cupboards and drawers. With integrated fridge freezer, dishwasher and washing machine. Inset butler sink with mixer tap over, tiled splash backs and working surfaces. A useful under stairs cupboard provides additional storage space and houses the hot water tank. With stripped pine floors, stairs to first floor and door to outside.

First Floor Landing

Door to large under eaves storage area and doors to:

Bedroom 1

A comfortable double room with lovely views over the surrounding farmland and the Wellow Millennium Village Green. With west facing window to side to enjoy the fabulous evening sun/sunsets.

Bedroom 2

A second double bedroom with window to front.

Bathroom

Suite comprising WC, pedestal basin and bath with electric shower and fitted shower screen. Tiled splash backs, heated towel rail and window to front.

Outside

The property is approached via a gated access onto the Driveway with ample parking for several cars. A gate leads into the side gardens to a private outdoor living space - a real highlight of the property. The beautiful cottage style gardens have been thoughtfully designed and planted and very well maintained. To the immediate rear of the house there is a paved patio enjoying the southerly aspect and pleasant outlook over the rest of the garden. With a large, central lawned area enclosed by planted beds and borders well stocked with a good selection of shrubs and plants. Steps lead up to a vegetable garden at the rear of the garden, with a large wooden storage shed.

Services

Oil fired central heating, mains electric & water and private drainage connected. Recently installed PV south facing roof panels generate electricity and with storage cells that are in the first-floor loft. Excess electricity that is generated is sold back to the Grid.

EPC Rating

E.

Council Tax

Band D - £2,258.40 per annum.

Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.

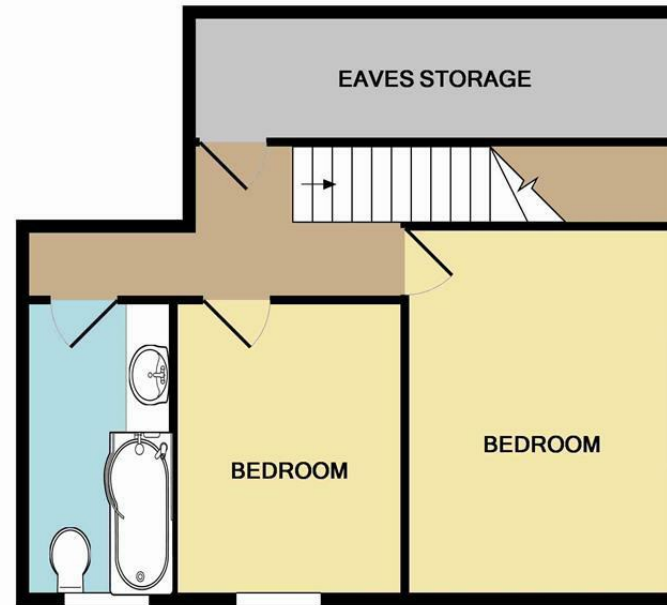








GROUND FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.1 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.

Made with Metropix ©2013

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.