

# SPENCE WILLARD



Hawthorn, Yarmouth, Isle of Wight



# *A wonderful, well-maintained cottage located in a highly sought after area of Yarmouth with a stunning south facing garden.*

VIEWING

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Built around 1900, Hawthorn is a fabulous, well cared for cottage which is located in a fashionable part of this historic harbour Town. Ommanney Road is located within a few minutes' walk of the centre of Yarmouth, the Yacht Club, shops, restaurants, pubs and mainland ferry terminal. The property has the benefit of a south facing, garden with a quality summer house at the end. Hawthorn is currently laid out with two bedrooms but could be reconfigured to accommodate a third if required by a new owners. There is also the option to convert the roof (subject to obtaining permission).

The ground floor has a good layout centred around a large central kitchen/diner. There is a formal sitting room with a fireplace overlooking Ommanney Road. At the rear of the property is a second impressive sitting room which has a door leading out onto the rear terrace and garden. A well-equipped utility room is located off this extension and there is also a WC & wash hand basin.

The kitchen/diner has excellent proportions with an extensive range of wall and base units. It is a perfect room for entertaining larger groups of guests.

There is a large bathroom on the first floor which overlooks the garden to the south. There is a bath, wash hand basin, WC and separate modern corner shower cubicle. There are two bedrooms, the principal bedroom has a deep built in wardrobe. Both bedrooms enjoy attractive aspects.

Outside Hawthorn has a fabulous garden, which is level and faces due south, which is mainly laid to lawn. A high quality, garden house outbuilding has been constructed at the south end of the garden. At the front of the house there is a small section of garden alongside the path to the front door.

Tenue Freehold.



Services Mains water, gas and drainage serve the property.

Postcode PO41 0QA

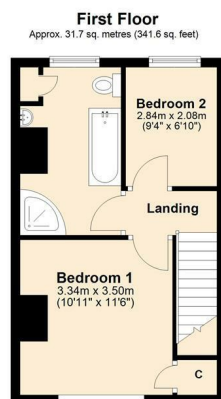
EPC Rating TBC

Council Tax Band B

Viewings All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



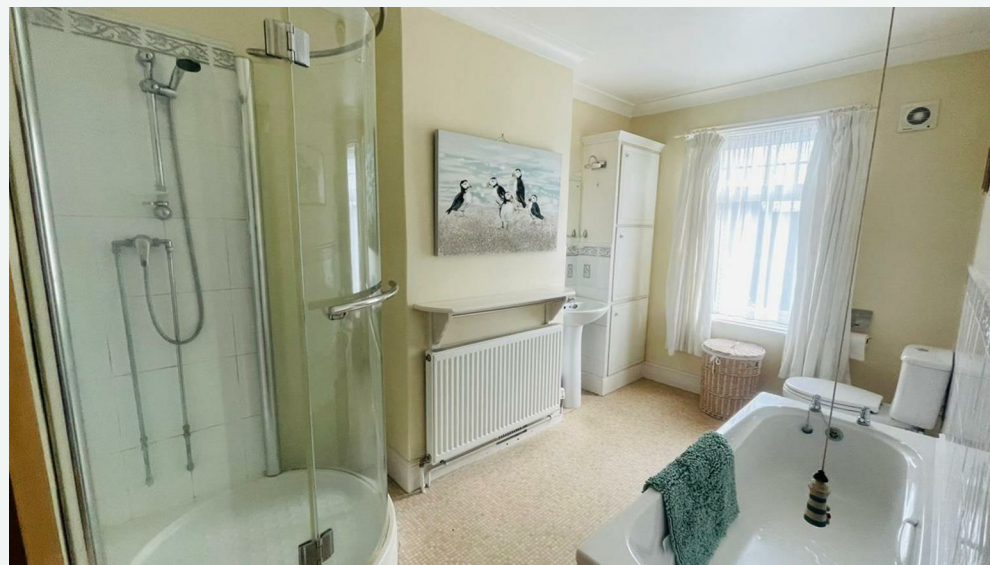




Total area: approx. 76.7 sq. metres (825.8 sq. feet)

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**Hawthorn , Ommanney Road, Yarmouth**



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