

SPENCE WILLARD



Stone Place Cottage, Shorwell, Isle of Wight



# *An idyllic, Grade II listed stone cottage with two bedrooms and potential for extension, set within large, mature gardens.*

VIEWING

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Stone Place Cottage is a charming, atmospheric home that is available to the market for the first time in around 40 years. It offers the new owner a wonderful opportunity to enjoy living in this historic cottage which exudes character throughout. The property sits very well in its plot with plenty of space on three sides for an extension (subject to obtaining listed building consent/permissions).

The property is located close to the centre of the sought after village of Shorwell, a short walk from the village pub and church. An excellent farm shop with local produce is opposite the cottage. There is direct access from the village to The Downs (hills) with access to miles of wonderful AONB (Area of Outstanding Natural Beauty) countryside – perfect for walking, riding, exploring and running etc. A short drive away from the nearby village of Brighstone that has more amenities including a shop, doctor's surgery, primary school and café. The breath-taking Jurassic Coast with its sandy beaches is a further five minute drive from Brighstone. The principal town of Newport is approximately 15 minutes' drive from the Stone Place Cottage. The cottage has a proven track record as a successful holiday letting cottage and would make the perfect home or second home.

An original wide wooden door leads through to a cosy sitting room on the ground floor with a woodburning stove and exposed beams. An open staircase leads to the first floor and there are doorways off to both the dining room and kitchen. There is room for a breakfast table in the corner of the sitting room, under the stairs. The dining room would also make an excellent further sitting room/study, or even a ground floor bedroom if required. The kitchen had a good range of wall and base units and stunning views across the large garden. At one end of the kitchen is a cupboard containing the boiler system. Past this, is a door through to the bathroom with a w/c, wash hand basin and bath with power shower over. There is a stable door from the kitchen into the rear garden.

On the first floor there are two good sized double bedrooms with an aspect from the front elevation. There is one built-in cupboard and



plenty of space for additional furniture around the beds.

Outside. The property has extensive gardens on the north, south and west. There is currently no off street car parking for the property but there is road parking nearby. An additional plot of land was acquired recently on the southern side of the house. The main section of garden is laid to lawn with mature trees and shrubs which allow the property to have a high level of seclusion/privacy. There is a substantial fully insulated timber outbuilding, currently used for storage - which would make an excellent workshop or summerhouse. There is additional land behind the timber outbuilding.

Services Mains water, electricity and drainage serve the property. Oil boiler.

Tenure Freehold.

Council Tax Band D.

EPC Rating Exempt - Grade II listed.

Postcode PO30 3JP

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





## Stone Place Cottage

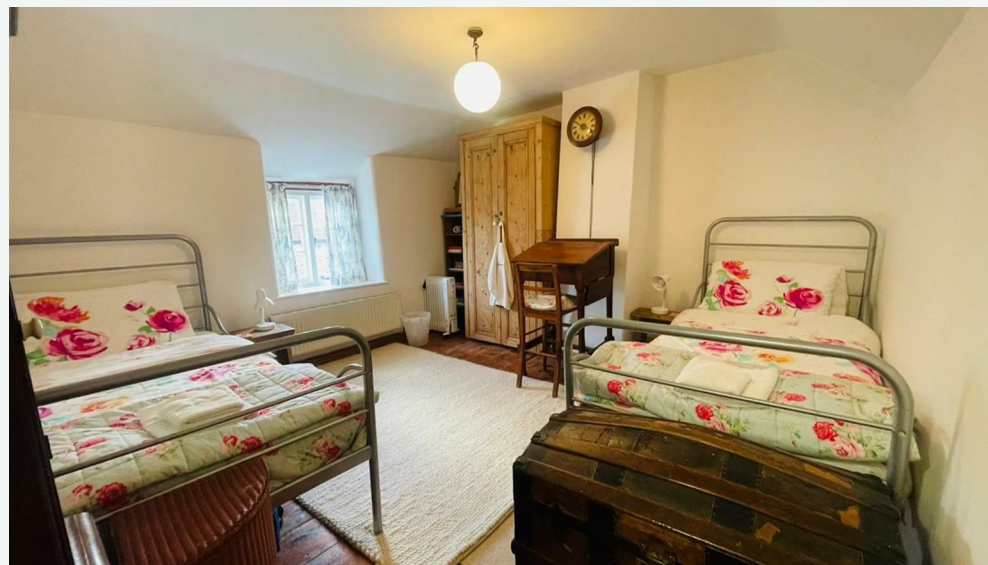
Approximate Gross Internal Area  
1109 sq ft - 103 sq m



### 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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