

SPENCE WILLARD



Bridgefoot Cottage, Shalfleet, Isle of Wight

A truly impressive waterfront house which has recently been the subject of a major refurbishment - located in an idyllic 'Swallows & Amazons' setting and highly sought after rural position alongside the Newtown Nature Reserve.

VIEWING

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Bridgefoot Cottage is presented in excellent condition throughout, having just had an extensive refurbishment of the original, period house. It has been completely re-developed to a high standard by local builder of high repute. This exceptional property is found at the end of a sweeping formal driveway with the wonderful, majestic tress providing a superb backdrop. The house itself is located in an elevated and prominent position with a formal lawn leading down to the river which delineates approximately half the boundary of the cottage. This is a wonderful setting with an abundance of wildlife that comes up and down this tidal river and from the surrounding woodland. Mullet, trout, ducks and bass etc. can be seen using the river. There is adjacent access onto the coastal footpath, which leads over the bridge into Newtown Nature Reserve.

This is a period house, which essentially presents as new and in brief, the works included the house being extended, re-wired, re-plumbed, re-roofed, clad, new landscaping and the construction of a substantial detached summer house/one-bedroom self-contained annex within the grounds. There are photovoltaic solar panels which are connected to a battery storage system and the property has had a new mains water pipe (enlarged) to deliver good water pressure.

The house has been finished off in a neutral décor with plenty of windows/doors for natural light. On the ground floor there is a useful utility room, fabulous kitchen/diner with wood burner and a large sitting room (with wood burner) overlooking the wonderful garden and double doors leading out onto the large patio. There is a main front door with a porch/hallway and there is a rear door leading out from the utility room. Heating is by way of an advanced heating/air con unit in the main rooms.

There are two double bedrooms on the first floor, both of these enjoy wonderful views across the garden, woodland and river. The principal bedroom benefits from French doors leading to a Juliet balcony overlooking the garden and the second bedroom has a Study/dressing room and plenty of storage. A high-quality family bathroom with shower, wash hand basin and w/c is accessed just off the landing.

The property sits in an elevated position with a lush garden that leads down to the tidal Caul Bourne, which is a tributary to Newtown Nature Reserve. This stunning river provides a unique and stunning backdrop to the house and garden. The garden is private and there are plenty of fish, ducks and wildfowl that use the river.

Garden Chalet

A high quality detached annex had been constructed in the garden on the southern boundary. It comprises of one double bedroom with a kitchenette/diner and a w/c with shower and wash hand basin.

Planning

There is extant planning permission for an extension (with roof terrace from the principal bedroom) on the ground floor from the sitting room and a garage at the rear of the property. For detailed plans please contact our Yarmouth office or login to the Isle of Wight Council website and use the Reference Number: 22/01540/HOU (Granted 01 Sep 2022). This was a master planning application with various facets, some of which have been completed.

Outside

There is plenty of parking to the front and side of the house. Storage outbuildings have been constructed for log and tool storage etc. The plot is mainly laid to lawn with significant landscaping and planting having taken place over the last 24 months or so.

Services

Recently installed private treatment plant. Mains water (upgraded diameter pipe) and electricity serve the property. Solar PV with cell storage system. The annex has its own power and is connected to the modern waste treatment plant.

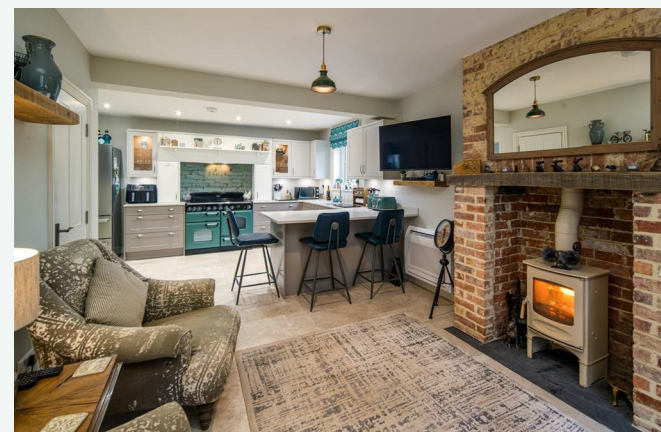
EPC Rating C

Council Tax Band E

Postcode PO30 4NT

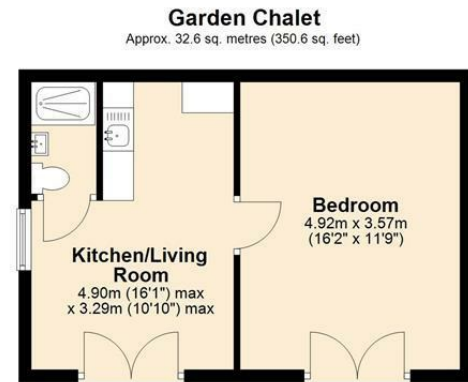
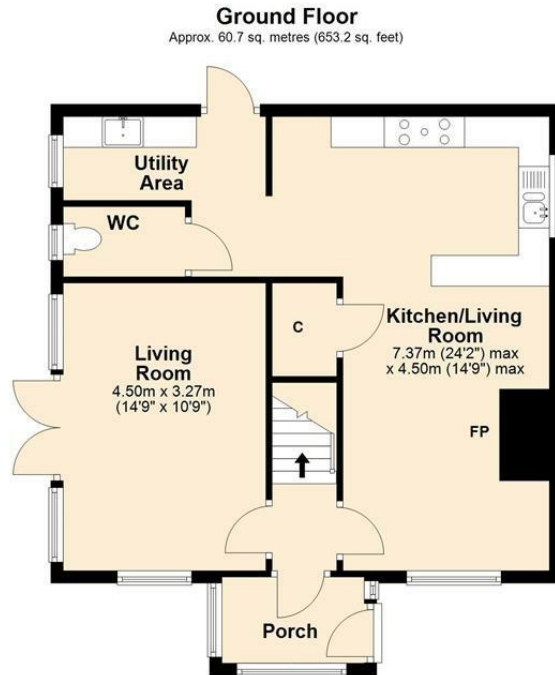
Viewings

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









Total area: approx. 140.6 sq. metres (1513.8 sq. feet)

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Bridgefoot Cottage

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