



PROUDLY PRESENT FOR SALE

Little Copse Barn

Youngwoods Way, Alverstone Garden Village, Alverstone Garden Village, Isle of Wight PO36 0HE



£300,000
FREEHOLD



Nestled amongst rural surroundings on the fringes of Alverstone Garden Village, this charming two-bedroom new home is truly a hidden gem and occupies approximately one acre of land incorporating a paddock and a stable block.

- Approved for holiday use only with a 52-week occupancy
- High specification, contemporary finishes
- Two double bedrooms and a beautiful shower room
- Income potential for holiday letting
- Convenient for the seaside towns of Sandown and Shanklin
- Idyllic rural location offering breathtaking views
- Open-plan living space with stylish kitchen
- Generous plot incorporating a paddock and stable block
- Parking for several vehicles
- Newly built timber-framed bungalow

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Currently approved for holiday use with a 52-week occupancy, this brand new, two-bedroom timber-framed bungalow has been finished to an exceptional standard and offers the new owner a peaceful second home with the potential to provide a lucrative holiday let investment. Perfectly tucked away in this Area of Outstanding Natural Beauty, Little Copse Barn occupies a spacious plot within a sheltered tranquil setting offering a secluded retreat surrounded by stunning countryside views, local wildlife and miles of breathtaking rural walks.

The bungalow itself is a beautiful timber frame construction presenting charming rustic style externally with its cedar wood waney edge boarding and a contrasting slate tiled roof. Internally, the accommodation boasts high-quality finishes with a contemporary decor featuring beautiful oak veneer flooring and crisp white-painted walls throughout, offering a clean and versatile backdrop. Illuminated by stylish recessed spotlights, the accommodation is beautifully arranged with an internal lobby at the heart of the home dividing the two double bedrooms and a stunning shower room from the living area which offers an open plan lifestyle fitted with a sleek, contemporary kitchen complete with integrated appliances. Additionally, the property benefits from modern electric heaters combined with loft and wall insulation to ensure a cosy home, and internal oak doors and brass fixtures provide elegant finishing touches throughout.

Outside, the bungalow is surrounded by freshly laid turf areas which could be established as a wrap-around garden. Enclosed with post and rail fencing and accessed via a five bar metal gate, a separate paddock measures approximately 0.9 acres and provides a sloped grass area which could potentially suit private equestrian use with magnificent downland views from the top. Furthermore, a large stable block with its own electric and water supply provides three stables as well as a storage area which could offer further opportunity to transform into additional accommodation (subject to planning permission) or even provide a potential rental income source from private horse owners. Providing cleverly designed purpose built parking areas that complement the surrounding natural environment, a geo-grid ground stabiliser has been installed under the freshly laid grass along the front of the barn and continues around the entire property to ensure that the ground is protected from vehicles.

This delightful bungalow sits at the heart of rural walks with a bridleway situated close by leading to stunning countryside and woodland rambles. Located between Sandown and Newchurch, the highly desirable Alverstone Garden Village is set within the Youngwoods Copse and is in close proximity to unspoilt woodlands, nature reserves and an abundance of beautiful landscapes. The Alverstone village store is a short drive from the property and the towns of Shanklin and Sandown are located under five miles away where you will find a variety of shops, restaurants, pubs and expansive sandy beaches. The Island's historical county town of Newport can be reached within a 20-minute drive and provides plenty of high street amenities, highly regarded eateries and a cinema complex.

The accommodation of this delightful bungalow is beautifully arranged and comprises a spacious open plan living area with a contemporary kitchen, and an internal lobby which leads to two double bedrooms and a luxurious shower room.

Welcome to Little Copse Barn

An unmade lane at the bottom of Youngwoods Way leads to a shared access area with a timber five-bar timber gate providing access to the plot. Passing the black-painted timber clad stable block, the property is nestled amongst neighbouring fields on the fringes of Youngwoods Copse and enjoys a wonderful outlook across the adjacent field. Approached via Indian sandstone paving within an open porch, a composite front entrance door in a black wood effect with two full-height glazed panels on either side opens to the living space. Alternatively, the bungalow can be accessed via a rear entrance door which perfectly coordinates with the front door and opens to the central lobby area.



Open Plan Living Space

20'11 x 17'10 max (6.38m x 5.44m max)

Filled with an abundance of natural light from the glazed entrance and dual aspect windows within the kitchen area, this spacious living accommodation enjoys a sociable, open plan layout providing the flexibility to arrange a dining area and a comfortable seating space with an electric flame-effect heater creating a cosy focal point. With an oak door opening to the lobby, this room benefits from a large recessed airing cupboard which houses a water cylinder and a telephone/internet port.

Providing a sleek contemporary style, the kitchen area includes a range of fitted base and full-height cabinetry in crisp white providing an ample amount of deep drawers and cupboards with long brass handles. The base units are topped with a solid oak countertop with a coordinating upstand and incorporates a fabulous butler sink with a brass swan neck mixer tap over. The cabinets provide the additional benefit of integrated appliances which include a fridge-freezer, dishwasher and washing machine. Additionally, there is an integrated microwave perfectly positioned at eye level and an electric oven complete with an electric four-ring hob and a toughened glass splashback.

Lobby

Providing a rear entrance into the home and access to two bedrooms and a shower room via oak doors, this space offers a practical area for storing coats and footwear, and includes access to a spacious loft area. Also located here is a sprinkler/fire alarm system and an electrical consumer unit.

Bedroom One

14'10 max x 8'09 (4.52m max x 2.67m)

Featuring dual aspect windows to the side and front offering lovely field views, this room is bathed in natural light and enjoys an attractive panel finished feature wall with two trendy light fixtures which are fitted in a practical position on either side of the bed space. Also located here is a modern electric heater to keep the room cosy.

Bedroom Two

14'10 x 8'08 (4.52m x 2.64m)

Also a double size, this bedroom replicates the decor as seen in bedroom one including the panel feature wall complete with the stylish bedside wall fittings. Warmed by a modern electric heater, this room also benefits from a window to the side aspect, allowing for natural light.

Shower Room

Beautifully presented, this stunning shower room enjoys pristine finishes with a mid-height splashback wall featuring slim brick-shaped, vertically placed tiles in white and a tiled shower surround with narrow taupe-coloured tiling in a herringbone layout. A fantastic double-sized walk-in shower has a partial clear glass screen and brass fixtures providing the luxury of a rainfall-effect shower experience. A modern white sanitaryware suite comprises a dual flush w.c and a wall-mounted hand basin with a brass mixer tap and a large round illuminated mirror above. Additionally, the room benefits from an opaque glazed window to the front aspect allowing for natural light and privacy.

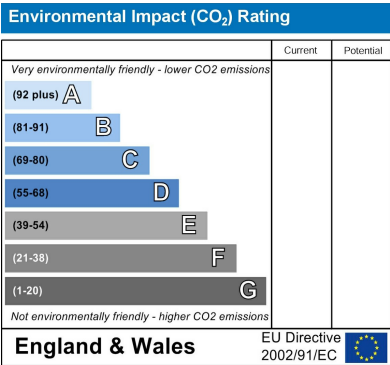
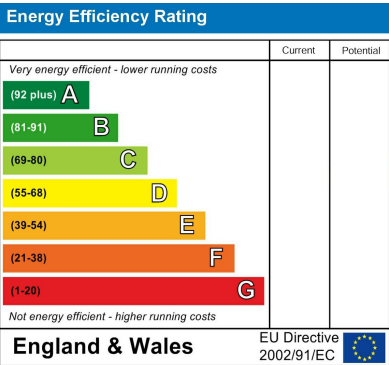
Situated in an enviable countryside location, this beautifully appointed home is ideal for those seeking a truly unique and rare opportunity to acquire a secluded island retreat with the added benefit of land complete with stables and the potential for holiday rental return. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: TBC

Services: Connected to mains water, drainage, and electricity.



Agent Notes:

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