



Chapel Cottage

Sandy Way, Shorwell, Shorwell, Isle of Wight PO30 3LN

£800,000
FREEHOLD



Situated within a highly sought-after area of Shorwell, this charming, modern home offers four to five double bedrooms, spacious living accommodation, and a fantastic rear garden with a driveway and a double carport.

- Double fronted detached house
- Sympathetically restored with modern interiors
- Approx. 1 acre garden with potential to build (STPP)
- Unique position on the outskirts of Shorwell
- Countryside walks on the doorstep
- Four to five double bedrooms
- Four washrooms and ground floor cloakroom
- Driveway parking with double carport
- Beautiful views across countryside and downs
- Short drive to local amenities

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

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Having been sympathetically rebuilt in 2017, this beautiful stone cottage offers the perfect place to enjoy countryside views, long walks, and the peaceful surroundings, ideal for those seeking a rural lifestyle with local amenities just a short drive away. The property is situated in a slightly elevated position overlooking grazing land and benefits from stunning views over the west wight from the top of the garden. The accommodation benefits from wood effect laminate and underfloor heating through the ground floor, neutral wall décor throughout and neutral carpets on the first floor which creates the ideal décor for the new owners to put their own stamp on. Comprising a rear porch with access to a ground floor cloakroom, the space leads to a large open-plan kitchen-living room with a utility room, and through double doors to the dining room. From the dining room is a small lobby with the front door, and access to bedroom five/office with a wheelchair friendly en-suite shower room. The stairwell to the first floor is accessed via the lobby and leads to four double bedrooms (two with an en-suite), and the family bathroom. There is a large driveway with a double carport and a bike shed, plus access to the rear patio and up to the garden which offers a large summerhouse with an adjoining shed.

Chapel Cottage is peacefully located just a short stroll from the village centre which offers a pretty twelfth-century St. Peter's Church and a host of local amenities are on the doorstep including a popular country pub with its freshwater stream, a handy shop, and a recreation ground with a playground. The historic Northcourt House and Wolverton Manor are also located in the village and offer a host of summer activities and events, including summer fetes and family-friendly festivals. Situated within an Area of Outstanding Natural Beauty, keen walkers and cyclists can enjoy the breathtaking surrounding countryside of Shorwell which backs onto chalk downs and connects with a network of footpaths leading to the southern coast of the island with its superb beaches and opportunities for water sports. Additionally, Shorwell is conveniently situated for the village of Carisbrooke with its magnificent castle and the county town of Newport which is just under five miles away providing a range of popular shops, restaurants and a cinema. The village is linked to other parts of the Island by Southern Vectis bus route 12, serving Freshwater, Totland and Newport as well as intermediate villages.

Welcome to Chapel Cottage

Situated just off Sandy Way, this charming stone-built cottage benefits from a block paved driveway leading to a double carport at the side of the property and a paved pathway leading to the side entrance, and around to the front of the property where there is a front door.

Entrance Hall

extending to 10'05 (extending to 3.18m)

Attached to the side of the property, a well-presented entrance hall continues to the cloakroom and the open plan living area via matching wooden doors. This area includes a pendant light fixture and a window to the side aspect allowing for natural light.

Cloakroom

Fitted with a neutral ceramic tile floor, this room provides a dual flush w.c. and a matching wall-mounted corner hand basin with a white tiled splashback. Also located here is a heated towel rail, an extractor fan and a round flush ceiling light.



Open Plan Living-Kitchen Area

24'00 x 17'00 (7.32m x 5.18m)

Providing a desirable open-plan living space, this room provides ample space to accommodate a lounge area adjacent to a kitchen area which has a peninsula providing a sense of separation between the two spaces. Lit by recessed spotlights and two pendant light fixtures, this room enjoys a dual aspect with a window to the side and rear as well as a set of fabulous bifold doors, creating a seamless connection with the rear patio.

Continuing to the kitchen area, there is a range of fitted cream base and wall cabinets providing a combination of cupboards, drawers and integrated appliances which include a double electric oven and a dishwasher. With decorative splashback tiling, a wooden countertop incorporates a ceramic sink and drainer and an electric hob with a stainless steel cooker hood located above.

This room also provides access to a recessed storage cupboard, a utility room, a dining room and a boiler room via a series of coordinating wooden doors.

Utility Room

7'01 x 5'09 (2.16m x 1.75m)

Replicating the cream cabinetry and splashback tiles from the kitchen, this convenient room is fitted with wall and base cupboards which are topped with a wooden countertop incorporating a ceramic 1.5 sink and drainer. The countertop also provides space and plumbing beneath for two appliances to be installed. Finished with a neutral ceramic tile floor, this room also includes recessed spotlights and an extractor fan.

Dining Room

19'11 x 10'05 (6.07m x 3.18m)

Enjoying natural light from dual aspect windows to the side and front elevations, this large room is fitted with three pendant light fixtures and continues to an entrance lobby.

Entrance Lobby

Providing an alternative entrance from the front of the property, this space has a carpeted staircase ascending to the first floor and a wooden door leading to the ground floor bedroom.

Bedroom Five/Office

13'08 x 10'07 (4.17m x 3.23m)

Conveniently located on the ground floor, this en-suite double bedroom offers a versatile space and is finished with a wood-effect laminate floor warmed by cosy underfloor heating. A ceiling light fixture and a window to the front aspect are also located here. The space could be utilised as an office space, if desired.

En-suite Shower Room

This L-shaped room incorporates an area with a clothes rail beneath a shelf and a chrome heated towel rail; perfect to be utilised as a drying space. This section of the room has a wood-effect laminate floor and continues to the shower area which has a grey ceramic tile floor, providing a sense of separation between the two spaces. This ground floor en-suite shower room was designed inclusively with plenty of space for wheelchair access. Featuring a rainfall-effect shower fixture, a walk-in shower cubicle is fitted with clear glazed screens and there is a matching wall-mounted sanitaryware suite comprising a dual flush w.c. and a hand basin with a handy wall ledge and illuminated mirror above. With a round flush light fitting and an extractor fan, this room is finished with white sparkle-effect wall panelling.



First Floor Landing

extending to 13'00 (extending to 3.96m)

Filled with natural light from a Velux window, this first floor landing is fitted with a neutral carpet which continues to all four bedrooms via coordinating wooden doors. Fitted with three ceiling lights, this space also has a central heating thermostat and a radiator.

Family Bathroom

Finished with neutral interiors, this room has a vinyl floor and a coordinating wall decor featuring white, sparkle-effect wall panelling around a modern white unit and a P-shaped panel bath with a shower guard and shower fixtures over. The fitted unit incorporates a dual flush w.c. and a hand basin with an illuminated mirror above. With a window to the side aspect, this bathroom also benefits from a chrome heated towel rail, an extractor fan and a round flush ceiling light.

Bedroom One

17'01 x 12'01 (5.21m x 3.68m)

This spacious bedroom enjoys a dual aspect comprising two windows to the side aspect and a set of French doors to the rear, opening to a Juliette balcony with wonderful rural views across the surrounding farmland. Warmed by a radiator, this bedroom also includes a ceiling light and a door to an en-suite shower room.

En-suite Shower Room

Finished with a neutral vinyl floor, this en-suite has a fitted modern white unit incorporating a dual flush w.c, a hand basin with storage cupboards beneath and splashback panelling which continues within a shower cubicle. Fitted with a clear glazed screen, the double sized walk-in shower cubicle occupies one wall and features a rainfall-effect shower fixture with an additional handheld attachment. With a window to the side aspect, this room also benefits from a chrome heated towel rail, a flush round ceiling light and an extractor fan.

Bedroom Two

13'6 x 11'06 (4.11m x 3.51m)

With a window to the rear aspect offering lovely rural views, this second carpeted double bedroom is fitted with a ceiling light fixture and has a radiator to provide warmth.

En-suite Shower Room

Replicating the interiors from the other bathrooms, this room has a vinyl floor and bathroom wall panelling. A matching modern suite comprises a dual flush w.c, a vanity hand basin with an illuminated mirror above and a shower cubicle featuring a rainfall shower-effect fixture plus a separate handheld showerhead. Also located here is a round flush light, a chrome heated towel rail and an extractor fan.

Bedroom Three

13'08 x 10'06 (4.17m x 3.20m)

A further double-sized bedroom which has a window to the front aspect and benefits from a recessed wardrobe fitted with a clothes rail and lighting. Warmed by a radiator, this room also includes a pendant light fixture and loft hatch.

Bedroom Four

13'02 x 10'05 (4.01m x 3.18m)

Fitted with a radiator and a pendant light fixture, this fourth double bedroom features a window to the front aspect and a recessed wardrobe with a shelf and clothes rail.



Garden

Situated at the side of the property, this garden is mainly laid to lawn and offers potential to be landscaped to the new owners' specifications. Boasting fabulous views towards Limerstone downs, this garden also offers a large summer house situated within a slightly elevated position and benefits from an adjoining shed. The garden continues into a wilding area which provides potential to extend the garden or to use for development (subject to planning permission). At the rear of the property is a stunning flagstone paved patio which has beautiful views over grazing land and can be accessed through the bifold doors in the open plan living space or via a pathway from the drive. The driveway has a large carport which also benefits from a lockable bike shed with electrical sockets and a light.

Summer House

15'00 x 10'05 (4.57m x 3.18m)

This beautifully bright summer house is carpeted and benefits from power, two ceiling lights, and water, plus a telephone line. Triple aspect windows provide panoramic views, and the space has potential to be used as additional accommodation, an office, a garden room, or for storage. There is a shed adjoining with the rear of the summerhouse which is a perfect place to store garden machinery and furniture.

Parking

A block paved driveway offers parking for up to three vehicles with an additional two parking spaces in the car port.

Chapel Cottage presents a fantastic opportunity to acquire a four to five bedroom family home finished with neutral modern interiors, with a large garden and ample driveway parking. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

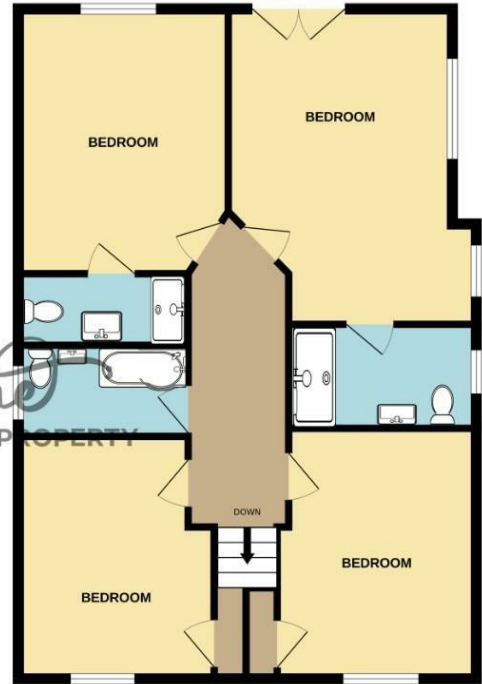
Council Tax Band: F

Services: Mains water and drainage, oil central heating, electricity.



GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.

1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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