

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



Jestynah Cottage

Ashknowle Lane, Whitwell, Isle of Wight PO38 2PP

£750,000
FREEHOLD




Recently upgraded and extended, the cottage provides an enviable opportunity to purchase a beautifully presented home with a fantastic layout, complete with large wraparound gardens and a self-contained summer chalet.

- Substantial three-bedroom three-bathroom home
- Fully enclosed wraparound garden with lovely views
- Nestled in the idyllic village of Whitwell
- Close to the local pub and nearby village amenities
- Self-contained summer chalet with WC and kitchenette
- Extensively renovated and extended throughout
- Garage with plenty of private driveway parking
- Double-glazed windows and well insulated throughout
- Open plan, flowing layout with spacious room sizes
- Network of rural footpaths and trails on the doorstep

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

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Originally constructed in the 1930s and skilfully updated and extended by the current owners of 18 years, Jestynah Cottage is immaculately presented, with a fabulous combination of fresh neutral décor and high-quality finishes. The spacious accommodation has a flexible, flowing layout perfectly suited to modern living, with the abundance of glazing creating a light, bright ambience throughout. The flexibility of accommodation is further enhanced by the self-contained summer chalet in the garden, which already benefits from a WC and has the plumbing in place to create a full bathroom.

This cottage is tucked away on a quiet lane, and also benefits from being nearby to village amenities, including a highly regarded pub, a garage and a convenient post office located in the local church. The local pub, the White Horse Inn, has a good reputation for food and is reputed to be the oldest free house on the Isle of Wight, first recorded as a public house in 1454. Whitwell has many footpaths and bridleways running through it, offering access to wonderful country walks; outside the pub is a milestone for the Yar trail route that finishes in Bembridge where the Yar River flows into the harbour. Just over three miles away is the traditional seaside resort of Ventnor where you can take advantage of the island's southernmost golden beach, a range of boutique shops, fine eateries and supermarkets as well as the delightful Victorian Promenade. Additionally, the popular village of Niton is about a five-minute drive away which provides a great range of facilities including local schools at pre-school and primary level, a well-stocked convenience store, a post office, a medical centre and a pharmacy. Southern Vectis bus route 6 links Whitwell with the towns of Newport and Ventnor, including intermediate villages.

Accommodation is all on one level and comprises a welcoming entrance porch, an open plan kitchen/diner, a bathroom, two inner halls, open plan lounge and snug, a spacious sunroom, conservatory, and three good-size bedrooms, two of which are ensuite. Outside, the large gardens wraparound the property and are home to an open plan summer chalet, perfect for overflow accommodation, plus there is a driveway and garage.

Welcome to Jestynah Cottage

From the idyllic Ashknowle Lane, a driveway provides plenty of private parking and sweeps up towards a pair of garages. Steps lead up towards the cottage, which is resplendent in a neutral cream colour with fresh white UPVC glazing and soft green clad gables. A matching green composite door has decorative glass panels and leads into the porch.

Porch

The porch has an attractive and hardwearing tile floor, and a large window to the side aspect. A glazed panel door leads into the open plan kitchen/diner.

Dining Area

10'7 x 8'8 (3.23m x 2.64m)

A coir matt creates a welcoming entrance from the porch to the dining area, which is light and bright, with plenty of room for a large dining set. The space is neutrally decorated and benefits from recessed spotlights, a radiator, a window into the porch and a glazed panel door to the inner hall. Oak laminate flooring flows seamlessly into the kitchen area.

Kitchen

15'5 x 14'4 max (4.70m x 4.37m max)

The kitchen has a fantastic layout, with a mix of base and wall cabinets arranged around an oak topped kitchen island. The shaker-style cabinets are finished in a cream hue, complemented by dark worktops and the oak laminate flooring, and the kitchen has a blend of recessed spotlights, pendant lights over the island and under cabinet lighting. There is a ceramic sink with a mixer tap, set beneath a window to the side aspect which fills the room with natural light, and space for a washing machine, dryer and fridge-freezer, and also a range with a glass splashback and hood over. The kitchen is open plan to a small hall, which has recessed spotlighting and a radiator and provides access to bedrooms two and three. A door from the dining end of the room leads into the inner hallway.



Inner Hallway

The hallway has soft neutral décor and characterful decorative floor tiles, as well as recessed spotlights and a radiator. Coir matting is set conveniently before a glazed door into the conservatory, and panel doors lead to the lounge, snug, family bathroom and to the primary bedroom. There is also a hatch to the loft.

Lounge

20'3 x 12'6 (6.17m x 3.81m)

Wonderfully spacious and light, due to the open plan aspect through to the snug and sunroom, the lounge benefits from a window to the side aspect and a soft neutral décor that enhances the light ambience. There is a large brick and flagstone fireplace with an oak mantle, and two radiators. Pendant and wall lights continue through the open plan space and into the snug, as does a plush grey carpet.

Snug

12'6 x 10'3 (3.81m x 3.12m)

The snug has dual aspect glazing, with windows to the side and to the rear of the property. The light, neutral décor continues.

Sunroom

11'9 x 10'2 (3.58m x 3.10m)

Providing a stunning panoramic view of the garden and onto open downland beyond, the D-shaped sunroom is a fantastic addition. French doors lead out to the garden, and the sunroom is finished with a soft grey carpet and a solid roof.

Lean-to Conservatory

17'7 x 3'11 (5.36m x 1.19m)

Benefitting from a stone floor, wood panelling and wall lighting, the lean-to conservatory has a glazed roof and is filled with natural light. A door provides access to the garden.

Bedroom One

11'5 x 10'3 (plus dressing 8'8 x 7'11) (3.48m x 3.12m (plus dressing 2.64m x 2.41m))

The primary bedroom comprises a well-proportioned bedroom, plus a dressing area and also an ensuite shower room. The bedroom has a window out to the conservatory and two radiators, and characterful features including a semi-vaulted ceiling, wood panelling, wall lights and a pendant light. A striped carpet unites the bedroom and dressing area. The dressing area has a further pendant light and built-in double wardrobes and a linen cupboard providing lots of useful storage, plus there is a door into the ensuite.

Ensuite

Neatly arranged, the ensuite is presented in a mix of neutral tiling and wood panelling over oak flooring. There is a sun-tunnel providing natural light, plus recessed spotlights and an extractor. To one end is a walk-in shower, plus there is a low-level dual flush WC, vanity basin with a mixer tap and built in storage and a heated chrome towel rail.

Bedroom Two

16'4 max x 14'4 max (4.98m max x 4.37m max)

Another generously proportioned bedroom, this space has a window to the rear aspect and neutral décor with wood panelling. Soft grey carpeting continues, and there is also a built-in double wardrobe and a door providing access to an ensuite shower room.

Ensuite

The second ensuite is a good size, presented in neutral tiled walls and with oak flooring. There is a large corner shower, a wall mounted basin with a mixer tap and a matching low-level dual flush WC. The ensuite also has a window with patterned glass for privacy and a radiator.



Bedroom Three

10'10 x 9'7 (3.30m x 2.92m)

Bedroom three has a window to the side aspect, pendant and wall lighting, an elegant colour scheme and wood panelling. There is also a radiator and bedroom three is finished with a soft grey carpet.

Family Bathroom

With neutral tiles and natural oak flooring, the family bathroom is a calming space. There is a full-size bath with a shower over, complete with a sleek glass screen, wall mounted basin with a mixer tap and a fitted mirror over, low-level dual-flush WC and a radiator. The bathroom also has recessed spotlights and a window with patterned glass for privacy.

Outside

Perfectly designed for outdoor living, there is a large wraparound paved terrace which connects each space in the garden, plus a decked area with a raised bed beyond, packed with mature planting and shrubs, and a wildlife pond complete with a water feature. The terrace and deck provide wonderful alfresco dining opportunities, and beyond them is a large lawn, enclosed by well-established hedging. The views from the garden are far reaching and stunning. There is also an allotment area, complete with a green house and a shed, and a firepit area with an accompanying paved seating area. There is also a five-bar gate that leads to the front, where the driveway and garages can be found. A path winds through the garden from the terrace, connecting to the summer chalet.

Summer Chalet

22'6 x 11'7 (6.86m x 3.53m)

A substantial addition, the summer chalet is open plan with feature panel walls and recessed spotlights. French doors lead into the kitchenette area, which has oak-laminate flooring, white base cabinets with shelving over and an integrated stainless-steel sink and drainer. There is space for a dining set, and the room transitions to the lounge area, which has windows over the garden and a soft grey carpet. A door leads to a cloakroom, which has wood panelling, laminate flooring, recessed spotlighting, a window with patterned glass, vanity basin with a mixer tap and a dual-flush low-level WC.

Jestynah Cottage presents a fabulous opportunity to purchase a substantial home, presented in exceptional order and set in an enviable and extremely desirable semi-rural village location. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: C


Services: Mains water, electricity and drainage. Private gas supply.




TOTAL FLOOR AREA : 2140 sq.ft. (198.8 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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