

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Gothic Cottage

Kemming Road, Whitwell, PO38 2QX



Set within a quiet semi-rural village with beautiful rural views, this characterful cottage boasts plenty of flexible accommodation and enjoys a fantastic, terraced garden complete with a hot tub and summer house!

- Spacious semi-detached cottage
- Three double-sized bedrooms
- First floor bathroom & ground floor shower room
- Spacious driveway with generous workshop/garage
- Countryside walks on the doorstep
- Bursting with character and charm
- Two reception rooms and two conservatories
- Fantastic, terraced rear garden with a hot tub
- Beautiful downland views
- Offered for sale chain free

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

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Tucked away within a private no-through lane, Gothic Cottage is a delightful hidden gem and offers an idyllic countryside lifestyle surrounded by breathtaking walking routes and scenic views. Dating back to 1850, this desirable Victorian cottage has been beautifully extended over the years and is well-appointed throughout to complement the traditional features. Despite offering charming cottage character, internally, the accommodation is surprisingly spacious with plenty of flexible accommodation comprising a large reception hall, a kitchen-breakfast room, a lounge featuring a cosy fireplace, and two lovely conservatories. Additionally, the ground floor also provides the convenience of a modern shower room; perfect for those who wish to create a bedroom on the ground floor. Upstairs, the spacious accommodation continues with three double-sized bedrooms served by a lovely family bathroom.

Gothic Cottage is surrounded by beautiful secluded gardens where you can relax and admire the far-reaching rural views. A large front patio terrace features a tranquil fish pond and a well-designed, terraced garden to the rear offers a peaceful, well-established oasis featuring a fabulous elevated sun deck complete with a summer house and hot tub; perfect for those seeking a leisurely outdoor family lifestyle. Furthermore, the property benefits from a spacious driveway to the front complete with a generous timber-built garage and workshop.

The property benefits from nearby village amenities, including a highly regarded pub, a garage and a convenient post office. 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. The village hall enjoys many activities and events, including the Whitwell Village Show which takes place annually each summer. 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 convenience store, a post office, a medical centre, pubs and a cafe, and a pharmacy. Southern Vectis bus route 6 links Whitwell with the towns of Newport and Ventnor, including intermediate villages. Additionally, the traditional seaside resort of Ventnor is located just a few miles away where you can enjoy the island's southernmost golden beach, a range of boutique shops, eateries and the delightful Victorian Promenade.

Welcome to Gothic Cottage

From the peaceful lane, a smart driveway with a dark-grey painted garage provides an approach to a charming stone garden wall with a fence above and a wooden gate opening to the front patio terrace. Stepping up to the secluded seating terrace, there is a lovely fish pond creating a tranquil feature, a set of French doors to a conservatory and a upvc partially glazed door opening to the reception hall.

Reception Hall

22'03" x 8'6" (6.78m x 2.59m)

Offering plenty of space to create a room of your choice, this area welcomes you to the home and is presented with a wood-effect laminate floor, timber ceiling beams, and a teal-green wall decor with coordinating floral wallpaper above. With a window to the side aspect, this room also has a carpeted staircase to the first floor and doors to the shower room and kitchen-breakfast room.

Shower Room

8'6" x 4'10" (2.59m x 1.47m)

Presented in a grey theme, this room has a wood-effect vinyl floor, a coordinating wall decor, and geometric patterned tiling above a vanity hand basin and within a large shower cubicle with a rainfall fixture. With a dual flush w.c. beneath a window to the side aspect, this room also has a large airing cupboard housing an oil-fired boiler, a wall-mounted mirrored cabinet and a tall fitted cabinet.



Kitchen-Breakfast Room

13'6" x 9'7" (4.11m x 2.92m)

Featuring timber ceiling beams and recessed spotlights, this room is fitted with white wall and base cabinets topped with a dark countertop incorporating a breakfast bar and 1.5 porcelain sink and drainer beneath a window to the rear aspect. There is space to position a fridge-freezer and there is a double electric oven with a hob situated beneath an extractor fan. Presented with red mosaic splashback tiling complemented by a mosaic-style wallpaper, this room also has a stable-style door to the rear conservatory and a set of partially glazed French doors to the lounge.

Rear Conservatory

18'2" x 8'11" (5.54m x 2.72m)

With sliding doors to the rear garden, this spacious room has a tile-effect floor and is fitted with a tiled countertop offering space beneath for two laundry appliances to be installed.

Lounge

13'2" x 10'8" (4.01m x 3.25m)

Tucked away in the heart of the home, this room has a wood-effect laminate floor and features a charming brick fireplace set with a log-burning stove. Recently fitted with a wood-style laminate floor, this neutrally decorated room also leads to the front conservatory via French doors.

Front Conservatory

11'8" x 8'5" (3.56m x 2.57m)

This lovely space has French doors to the front terrace and is presented with a neutral decor including a grey, wood-style laminate floor.

First Floor Landing

With a window to the side aspect, the decor from the reception hall flows to the first floor landing where the grey carpet from the staircase also continues. There is a loft hatch and a series of panel doors leading to:

Bedroom One

13'8" x 10'8" max (4.17m x 3.25m max)

Enjoying rural views across the rooftops from a window to the front, this bedroom has a cosy grey carpet and complementing neutral wall decor including dado-height tongue & groove wall panelling. A loft hatch is also located here.

Bedroom Two

15'11" x 8'6" (4.85m x 2.59m)

Full of natural light, this bedroom enjoys a dual aspect with a window to the side and front, and is dressed with a grey wall decor including a papered feature wall in a chequered yellow pattern. Again, this room enjoys rural glimpses and has a wood-effect laminate floor.

Bedroom Three

11'2" x 9'8" (3.40m x 2.95m)

With a window to the rear aspect, this third double bedroom benefits from a large built-in wardrobe with sliding doors. The decor comprises a grey wallpaper with a modern floral pattern and a soft red carpet. There is also a loft hatch.



Family Bathroom

8'6" x 7'8" max (2.59m x 2.34m max)

With a window to the rear aspect, this room provides a corner bath, a low-level w.c, and a pedestal hand basin with a blue tiled splashback matching the bath surround. The decor offers a traditional cottage theme with dado height tongue & groove wall panelling and a wood-style vinyl floor. There is also a recessed mirror-fronted cabinet and an airing cupboard with a water tank.

Rear Garden

The rear terraced garden is fully enclosed and designed to offer a practical and enjoyable space with well-established plant beds featuring an array of shrubs and trees, creating a peaceful, secluded oasis frequented by small wild birds. Steps lead up to a pathway which meanders through the planting to a paved terrace level with plenty of space for seating and a storage shed. A further set of steps ascend to the top level with a fantastic sun deck with breathtaking, elevated views beyond the rooftops. The sun deck comes complete with a summer house with power plus French doors and incorporates a canopy to the side providing shelter for the bubbling hot tub! Secluded by surrounding trees, this level also has a green lawn space edged with painted timber fencing.

Driveway and Garage/Workshop

A driveway to the front of the property provides parking for several vehicles and there is a timber-built garage with power, measuring 27'2" x 15'2", providing a great workshop space and room for up to three cars.

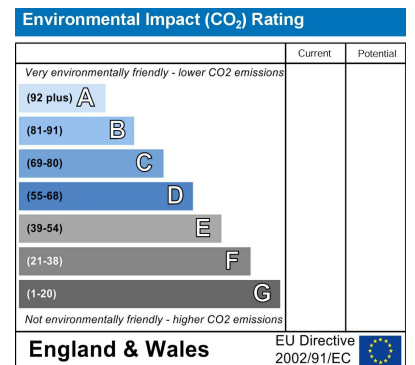
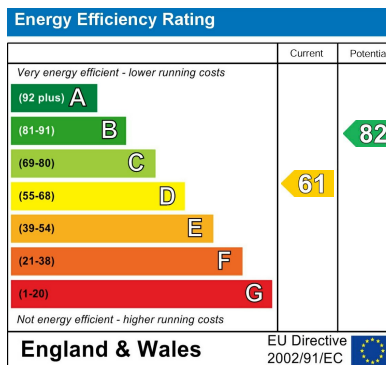
Beautifully presented throughout, this captivating cottage is situated in an idyllic yet convenient location and offers a characterful, spacious family home offering flexible accommodation. A viewing is highly recommended with the sole agents Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: C

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



Agent Notes:

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