



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

1 Forest View

Marks Corner, Isle of Wight PO30 5UD



Tucked away in an idyllic, woodland setting on the fringes of Parkhurst Forest, 1 Forest View offers a rare opportunity to acquire a charming period home with glorious well-established gardens and a self-contained annex.

- Three-bedroom period cottage with one bedroom annex
- Well-proportioned rooms with a flexible, flowing layout
- Well-maintained and presented in good order throughout
- Peaceful and secluded position on the edge of the forest
- Ample private driveway parking and a garage
- In single family ownership for several generations
- Fantastic mature gardens, curated over many years
- Potential for holiday let income or guest accommodation
- Close to idyllic walking routes, cycle tracks and bridleways
- Convenient for the county town of Newport and Cowes

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

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Originally dating from 1901, and in single family ownership for generations, 1 Forest View is a characterful period cottage surrounded by beautiful grounds. A one-bedroom annex has made a wonderful addition to the property, creating further flexibility as overflow accommodation, a work from home space or a holiday let opportunity. The property has been well-maintained and upgraded over time, with notable updates including double glazed windows, oil-fired central heating, a good standard of decoration, and solar panels, which not only provide complementary electricity during the day but also a return from power sold back to the grid. Accommodation is arranged over two floors, and comprises a porch, living room, dining room, which is open-plan to the kitchen, bathroom and sunroom on the ground floor, with three bedrooms, one of which is ensuite, and a bathroom on the first floor. Connected via covered lobby, the independent annex consists of an entrance hall, shower room, kitchen/diner and a living/bedroom space.

1 Forest View is set in a secluded woodland setting, in the hamlet of Marks Corner, and is perfectly placed to take advantage of the mainland travel links and boutique shops in Cowes as well as all the supermarkets, shops and eateries in the town centre of Newport. With its beautiful Georgian and Victorian architecture, Newport also provides a cinema and the highly regarded Quay Arts Centre with its bustling arts scene and cultural events. The bustling seaside town of Cowes is a magnet for the sailing community and each year plays host to the world-famous Cowes Week and is also the starting point for the Round the Island Yacht Race. Located just a stone's throw away from scenic walking routes through Parkhurst Forest, the property is well-connected to the surrounding countryside making it ideal for those who like to stay active and enjoy the great outdoors. Mainland transport links are within easy reach with regular car ferry services from Fishbourne to Portsmouth and East Cowes to Southampton located under a 20-minute drive away, and the high-speed Cowes to Southampton catamaran foot passenger service is located just 3.8 miles from Merlin Cottage.

Welcome to 1 Forest View

Set back from the road in desirable Marks Corner, a five bar gate gives way to a broad driveway and gardens which perfectly frame the enchanting red-brick façade of Forest View. A pitched-roof porch provides a welcoming entrance, and comes complete with a hardwood front door, windows either side, a practical tile floor and a hardwood door which leads into the living room.

Living Room

23'3" x 10'11" (7.10m x 3.35m)

The spacious living room spans the width of the house, with twin windows providing lovely views over the garden with the forest beyond. Presented with soft yellow walls over a neutral carpet, the space is arranged around a characterful brick fireplace which is home to a woodburning stove set on a stone hearth. Stairs lead to the first-floor and glazed French doors lead into the dining room.

Dining Room

18'1" x 12'11" (5.53m x 3.94m)

The dining area is well-proportioned, with sliding glazed doors and a window to the sunroom. Stylish blue walls combine with a mix of wood flooring and tiling, and natural timber built-in storage. A door leads to the ground floor bathroom and there is also a door into the garage, and there is an open archway to the kitchen.

Kitchen

14'5" x 8'11" (4.40m x 2.72m)

The kitchen is light and bright, with a combination of country style base and wall cabinets, finished in white and complemented with neutral roll-edge worktops, neutral tile splashbacks and a quarry tile floor. The character continues with an exposed beam and a brick fireplace which provides a perfect spot for a range and comes complete with a connection to bottled Calor gas, and there is space for a dishwasher, washing machine and fridge freezer. An inset 1.5 bowl sink and drainer has a mixer tap and is set beneath a large window to the side aspect, and there is also a useful stable door which provides access to the rear lobby.



Sunroom

16'10" x 7'4" (5.15m x 2.26m)

The sunroom is another fantastic addition, glazed on two sides to provide fabulous views over the rear garden. French doors lead out onto the terrace, and the sunroom is finished with neutral décor and a tiled floor.

Bathroom

Ideally located on the ground floor, a small entrance area features two full-height cupboards which provide an abundance of storage. Tiled flooring flows through into the bathroom, which has soft blue décor with neutral wall tiles, a window to the rear aspect with patterned glass, and a white suite comprising a bath, pedestal basin with a mirror cabinet over and a matching low-level WC.

First-Floor Landing

The staircase ascends from the living room, with a white balustrade and soft grey carpet leading up to the first-floor landing. There is a built-in bookcase, and doors lead to all three bedrooms and to the bathroom.

Bedroom One

18'1" x 9'7" (5.53m x 2.93m)

Spacious and light, the primary bedroom has a pair of windows with glorious views over the garden and on to the surrounding rural landscape, with the western Solent in the distance. The neutral decor and soft grey carpet continue, and there is a door to an ensuite shower room.

Ensuite

The ensuite features a shower to one end, complete with white wall tiles, a pedestal basin with a tiled splashback, mirror and shelf over, a low-level WC and a large heated chrome towel rail. The ensuite is finished with neutral walls and vinyl flooring, and there is a window to the side aspect with patterned glass for privacy.

Bedroom Two

10'11" x 9'3" (3.34m x 2.82m)

The second bedroom is another good-size room, with a window to the front aspect looking over the front garden and on to the forest beyond. Neutral walls and grey carpet combine, and there is also a built-in cupboard and a built-in double wardrobe, all with natural timber doors.

Bedroom Three

10'11" x 7'11" (3.33m x 2.42m)

Bedroom three is also well-proportioned, with neutral décor, soft grey carpet and benefits from a fitted cupboard and built-in double wardrobe with timber doors. The third bedroom also has a window to the front aspect with lovely forest views and there is a hatch to access the loft.

Bathroom

Presented in a combination of tiles and neutral walls, over a wood-vinyl floor, and has a window to the rear aspect with patterned glass for privacy. The white suite consists of a white bath with a shower over, complete with a folding glass screen and heritage style bath taps, a pedestal basin with heritage taps and a low-level WC.

Annex

The annex is connected to the main house via a rear lobby, which also has its own external door to the side path, enabling completely independent access. A front door leads into an entrance hall, which has built-in storage, neutral décor, laminate flooring and doors to the shower room and kitchen/diner.



Annex Kitchen/Diner

10'9" x 9'0" (3.29m x 2.76m)

The laminate flooring and neutral décor continues through from the hall, and the kitchen diner has twin aspect glazing which fills the space with light. A kitchenette comprises natural wood base and wall cabinets, complete with a light roll-edged worktop and country style tiled splashback. There is an inset stainless-steel sink and drainer with a mixer tap and space for a fridge and oven, and the room has space for a dining or breakfast table. An open archway leads into the living room/bedroom.

Annex Living Room/Bedroom

10'10" x 10'5" (3.31m x 3.20m)

Currently configured as a living room, but could easily be a bedroom, this space has twin aspect glazing with a window to the rear and sliding doors to the terrace and garden. The room has a soft carpet and neutral walls.

Annex Shower Room

White wall tiles, neutral floor tiles and sunny yellow walls combine in the shower room, which has a window to the side aspect with patterned glass, a corner shower, pedestal basin with a shelf over and a low-level WC.

Outside - Front

To the front of the property, a large driveway is a mix of gravel and hardstanding, and provides ample parking for multiple vehicles. The boundary is filled with mature planting which really enhances privacy, and there is a well-kept lawn with well-established planting to the front aspect. A gated path leads to the side of the house to connect with the annex and rear garden, and double timber doors lead into the garage.

Garage

The good size garage has a window to the side aspect, plenty of sockets and lighting and laminate flooring. A doorway leads to a rear lobby, which has fitted shelving, an internal door back into the dining room, and the lobby is also home to the oil-fired boiler.

Outside - Rear

The stunning rear garden has been curated over many years, providing a spectacular range of planting and creating a haven for visiting wildlife. A paved terrace to the rear elevation of the house provides a wonderful outside seating and dining area, and features a raised pond. Pathways meander between the planting, and also connect to two greenhouses and a shed, and at the bottom of the garden a further area provides a completely secluded clearing.

1 Forest View presents a unique opportunity to purchase a charming period home, with beautiful gardens and with the added benefit of a one-bedroom annex, all set in a fantastic, tranquil rural hamlet. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water and electricity. Pprivate drainage and oil supply, plus bottled Calor gas for cooking.



Floorplan for illustrative purposes only and not to scale



Ground Floor



First Floor



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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