

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

2 Primrose Villas

Kemming Road, Whitwell, Isle of Wight PO38 2QX



Situated within the rural village of Whitwell, this beautiful 19th century cottage boasts period features and character throughout and benefits from private parking, an expansive front garden and a charming rear courtyard.

- Enchanting four-bedroom mid-terrace cottage
- Beautifully maintained and presented throughout
- Generous lounge/diner and a beautiful cottage kitchen
- Cosy snug room complete with an open fireplace
- Idyllic village setting surrounded by rural walks
- Captivating period character and charm
- Flowing layout and flexible accommodation
- Electric heating, woodburning stoves and double glazing
- Private parking, secluded courtyard and a front garden
- Close to village amenities and county town of Newport

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

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Dating back to 1870, this fabulous home is bursting with features one would expect from a quintessential English country cottage, and has been sympathetically updated in a beautiful style that perfectly complements the character of the original building. The property also benefits from an efficient combination of double-glazing, electric heating and hot water and an open fireplace in the snug and a woodburning stove in the lounge/diner. Accommodation is well arranged, and comprises a fantastic open-plan lounge/diner, separate snug and a cottage kitchen on the ground floor, with four bedrooms and a bathroom on the first floor. Outside, there is a mature garden and a hardstanding providing parking for two cars to the front, plus a secluded courtyard to the rear offering perfect spots to relax amidst this tranquil location.

This cottage benefits from being nearby to the village amenities of Whitwell, including a highly regarded pub, a garage and a convenient post office. 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. 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.

Welcome to Primrose Villas

From popular Kemming Road, a hardstanding provides parking for two, and leads to a path through the attractive cottage garden and on to the beautiful front façade of Number 2. A soft blue composite front door has heritage style hardware and leads into the lounge/diner, creating a welcoming entrance to the cottage.

Lounge/Diner

13'8" max x 18'6" (4.18m max x 5.66m)

A social, spacious room at the heart of the home, the lounge/diner has twin aspect glazing, with a window to the front aspect overlooking the garden and a window to the rear courtyard. Soft, neutral décor flows through the space. The lounge area is arranged around a characterful red-brick fireplace which is home to a woodburning stove, and comes complete with a period oak mantle and is set on a stone tile hearth. From the lounge, stairs lead to the first floor. The dining area has plenty of space for a dining set, and benefits from a stable door to the courtyard and a door to the kitchen.

Kitchen

12'5 x 8'8 (3.78m x 2.64m)

The fabulous country kitchen comprises a blend of handcrafted solid wood and cream shaker style base units, complemented with hardwood worktops, metro tile splashbacks, stylish blue walls and attractive period-style decorative floor tiles. A window provides an outlook into the courtyard, and has a Belfast sink set beneath, complete with a mixer tap. The kitchen also benefits from an electric oven with an extractor hood over, a dishwasher and washing machine.

Snug

11'0" max x 10'0" (3.37m max x 3.06m)

The cosy snug features a brick chimney breast with an open fire, set on a brick hearth. A built-in cupboard to one alcove neatly conceals the electrical panel, and there is a window providing a view over the front garden. The neutral carpet continues and is complemented with cream décor and a red feature wall.

First-Floor Landing

An open treaded staircase ascends to the first-floor landing, which has glorious period floorboards, neutral walls and doors to all four bedrooms and to the bathroom.



Bedroom One

10'0" x 9'7" (3.05m x 2.93m)

Spacious and light, the primary bedroom has a large window to the front aspect with lovely rural views, neutral décor and period floorboards. A pair of built-in wardrobes provide useful storage.

Bedroom Two

10'0" x 9'9" (3.07m x 2.98)

Another good-sized room, with built-in wardrobes and a built-in overstairs airing cupboard which is home to the hot water cylinder. A large window to the front aspect fills the room with light and provides a fantastic view, and the neutral décor and floorboards continue. The second bedroom also features a vanity basin with a tiled splashback.

Bedroom Three

8'8" x 8'2" (2.65m x 2.49m)

The third bedroom is well-proportioned, with a window to the rear aspect overlooking the courtyard, fresh white walls and floorboards, and a hatch which provides access to the part-boarded, insulated loft space, which comes complete with a light.

Bedroom Four

8'5" x 8'3" (2.57m x 2.52m)

The fourth bedroom mirrors bedroom three, with a window to the rear, white décor and floorboards, and has the added benefit of a vanity basin with a decorative tiled splashback.

Bathroom

7'1" x 5'4" (2.17m x 1.63m)

The bathroom is presented in a combination of period-style blue tiles and white metro tiles on the walls, with decorative floor tiles. A white suite comprises a full-size bath with heritage-style taps and a shower over, a period-style pedestal basin and a matching low-level WC, plus there is a heated towel rail and a fitted mirror cabinet.

Outside

To the front, the parking area is separated from the lawn with a mature hedge. Paths lead on either side of the expansive lawn, providing access to the cottage and to both neighbouring cottages. Well-established planting fills colourful borders and there is a substantial woodstore and shed which provides useful garden storage. To the rear, the secluded courtyard is block-paved and enclosed with a combination of fencing and characterful brick walls, painted white to enhance the light. The courtyard provides a perfect outside dining or seating area, and also has a gate which provides rear access via a right of way over the neighbouring garden.

2 Primrose Villas presents a rare opportunity to purchase a beautifully presented, charming period cottage, set in an extremely popular rural village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

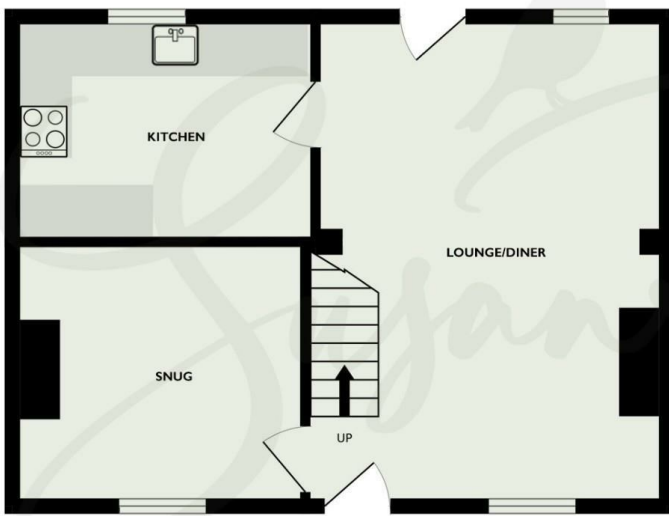
Tenure: Freehold

Council Tax Band: C

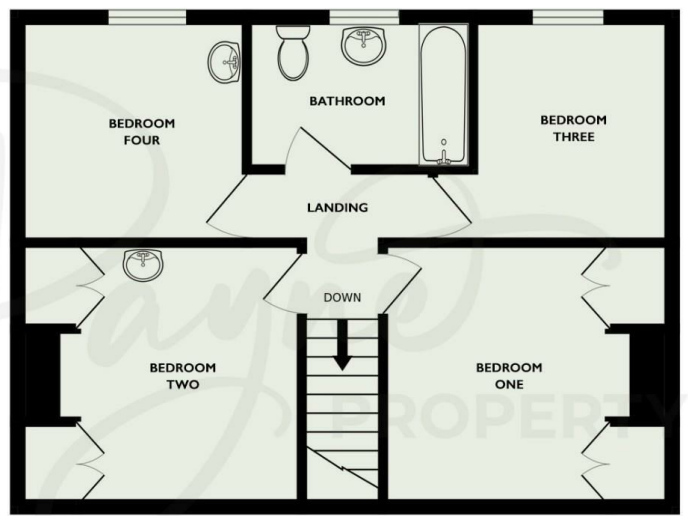
Services: Mains water, electricity and drainage



Ground Floor
450sqft (48.7sqm) approx.



First Floor
450sqft (42.6sqm) approx.



Floorplan for illustrative purposes only and may not be to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 10px; background-color: #c6e0b4; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #99d8c9; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #a6d854; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffd966; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffeb3b; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffcdd2; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #e57373; margin-right: 5px;"></div> </div>
(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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 10px; background-color: #c6e0b4; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #99d8c9; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #a6d854; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffd966; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffeb3b; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffcdd2; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #e57373; margin-right: 5px;"></div> </div>
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Agent Notes:

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