



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Sunnydale

Apse Manor Road, Shanklin, Isle of Wight PO37 7PW



Set in an elevated position and surrounded by rolling countryside and enchanting woodland, Sunnydale is a two-bedroom single-storey dwelling, with gardens and private parking and is overflowing with potential.

- Single-storey cottage tucked away in private spot
- Fantastic opportunity to update to suit requirements
- Private parking for two vehicles
- Additional garden cabin offers further potential
- Offered for sale chain-free
- Front veranda with captivating treetop views
- Secluded rear garden with pond and mature planting
- Elevated position on the outskirts of Shanklin
- Close to popular walking, cycling and running routes
- Single skin construction - cash purchase only

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

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Believed to be a former mission hut, set in an elevated position among the trees in an idyllic location on the outskirts of Shanklin, Sunnydale has been historically extended to create a characterful home with a flowing layout. Steps lead up from the parking area to the property, which really enhances privacy, as do the surrounding mature trees and well-established planting. The original building is constructed with a single-skin, which makes it suitable for cash buyers only, and offers a significant opportunity for improvement and updating (subject to any necessary consents). Currently, the accommodation comprises a welcoming porch, a kitchen, a lounge/diner, a utility room, two double bedrooms and a bathroom, with an additional garden cabin, complete with plumbing for a bathroom, which offers further potential for a variety of uses.

Set on the outskirts of Shanklin, the property is just a short drive from the bustling town centre which boasts a wonderful mix of independent shops, cafes and restaurants and a spectacular, sandy coastline. Stunning places to walk and explore lay moments from the property; these include the picturesque Old Village, Sibden Hill & Batt's Copse nature Reserve and America Woods. The local train station provides a regular service to the fast mainland passenger link in Ryde and the train station is also conveniently situated on the Red Squirrel Trail cycle track which runs from Sandown to Wroxall.

Welcome to Sunnydale

From leafy Apse Manor Road, surrounded by mesmerising woodland, a parking area has been inset into the landscape, with a characterful stone stairway leading up to the property.

Porch

7'4" x 3'7" (2.26m x 1.10m)

The welcoming porch is a useful area, with a UPVC front door and a leaded window to the front aspect. A polycarbonate roof provides plenty of light and a window and glazed door lead into the kitchen.

Kitchen

9'9" x 9'6" (2.99m x 2.90m)

Light and bright, the kitchen has twin-aspect glazing and comprises a useful mix of base and wall cabinets which are arranged to maximise the available space. There is a large range with a hood over, space for a washing machine and fridge-freezer, and there are roll-edged worktops, a tiled floor and tiled splashbacks. A doorway leads into the lounge/diner, and a doorway gives access to an inner hall which leads to the bathroom and to bedroom one.

Lounge/Diner

19'10" x 11'6" (6.05m x 3.53m)

This spacious room is full of character, with a vaulted ceiling with exposed beams, chandeliers, and a stone fireplace with a stove, set on a stone hearth. Twin-aspect glazing fills the space with light and gives lovely woodland views, and a door provides access out to covered veranda. The veranda extends the living space, and is open on three sides which gives fabulous panoramic views. A door leads into the utility room.

Utility Room

13'2" x 6'2" reducing to 3'1" (4.02m x 1.90m reducing to 0.94m)

A useful additional area, the utility room has a window to the front aspect and a door to the rear garden.

Bedroom One

11'10" x 9'7" (3.61m x 2.94m)

The well-proportioned primary bedroom has twin-aspect glazing, creating a light ambience and providing a nice outlook over the garden and surrounding woodland.



Bathroom

6'5" x 5'11" (1.98m x 1.82m)

The bathroom is presented in a combination of white décor and tiles, with a window to the side aspect. The white suite comprises a bath with a shower over, with a decorative glass screen, a pedestal basin with heritage-style taps and a matching low-level WC.

Bedroom Two

11'11" x 9'3" (3.64m x 2.84m)

Another good-size bedroom, with a vaulted ceiling with exposed beams, and fantastic French doors with views and access to the rear garden.

Outside - Front

The parking area provides space for at least two vehicles, and is inset with stone walls. Steps lead up, alongside the parking and through a terraced front garden, which is a blend of retaining walls, gravel borders and beautiful mature planting. Paths lead either side of the property and connect with the back garden.

Outside - Rear

The secluded garden features a raised lawn and is surrounded with mature planting and boundary walls, and to the rear of the garden sits the cabin.

Cabin

16'1" (total) x 7'4" (4.91m (total) x 2.25m)

A fantastic bonus space, the cabin is a versatile addition which offers the opportunity to provide overflow accommodation or a work-from-home space, and comprises a main room overlooking the garden, plus a former shower room.

Sunnydale presents a unique opportunity to purchase a character home, tucked away in an extremely private and secluded spot, surrounded by nature. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: B

Services:

- Mains water and electricity
- Private drainage (septic tank)
- Formerly LPG heating - tank removed so a new purchaser will need to re-supply

Please note, the current construction is single-skin, so the property is suitable for cash purchasers only



Ground Floor



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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 21 | |
| (1-20) G | | | 41 |
| 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 | |

Agent Notes:

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