



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Greystones

3, Manor Road, Wroxall, Isle of Wight PO38 3DA



Located on a desirable country lane in a rural village setting, this characterful two-bedroom, semi-detached stone cottage comes complete with captivating gardens and private driveway parking.

- Two-bedroom, semi-detached cottage
- Built late 1800s and full of period charm
- Stunning rural location in the South Wight
- Well-established, wraparound mature gardens
- Close to village amenities and local schools
- Exciting opportunity, full of potential
- Two versatile reception rooms
- Gas central heating and double glazing
- Private driveway parking for two vehicles
- Network of downland trails on the doorstep

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

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This desirable 19th century stone property is simply charming and offers a traditional floorplan, with well-arranged accommodation and period character throughout. Greystones has been well-maintained and updated over the years, and still provides a fantastic opportunity to be updated further and styled to suit a new owners requirements. Accommodation comprises a welcoming entrance lobby, a spacious living room, a separate dining room, and a kitchen with a walk-in larder on the ground floor, with two double-bedrooms and a good-size bathroom on the first floor. Outside, the cottage is surrounded with beautifully mature gardens, which create an enchanting atmosphere and really enhance the privacy of the property.

Greystones offers an idyllic lifestyle set against a backdrop of stunning countryside, situated on the outskirts of the sought-after village of Wroxall. Nestled in the picturesque downlands between the popular seaside towns of Shanklin and Ventnor, both renowned for their beautiful beaches, independent shops, and excellent restaurants, the location is ideal. Just a short walk from the property, village amenities include a convenience store with a post office, a primary school, a lively community centre, and a local pub. Outdoor enthusiasts will appreciate the old steam railway line, now a bridleway, that runs behind the property and connects to an extensive network of rural paths and trails, including the well-known Red Squirrel Trail, offering 32 miles of mostly traffic-free cycling through the Island's scenic countryside. Public transport is conveniently available via the Southern Vectis bus route 3, offering half-hourly service between Newport, Wroxall, Ventnor, Shanklin, and Ryde for most of the day.

Welcome to Greystones

From popular Manor Road, a driveway provides plenty of private parking, and a pedestrian path leads up through the front garden to the gorgeous stone façade of Greystones. The path continues to the side, where a front door leads into the entrance lobby.

Entrance Lobby

A welcoming entrance to the cottage, the lobby has doors to the living room and to the dining room, and a staircase to the first-floor.

Living Room

12'11" max x 11'10" (3.94m max x 3.61m)

Light and bright, the living room has twin aspect glazing with views to the front and side over the gardens. The period character continues with a chimney breast, which comes complete with built-in shelving to either alcove.

Dining Room

12'11" max x 11'11" (3.95m max x 3.64m)

Presented in neutral tones, the dining room has a window to the side aspect with lovely garden views, a chimney breast with built-in storage to one alcove, and a door which provides access to a large understairs storage cupboard. A beautiful Karndean luxury vinyl tile floor complements the room, and flows through into the kitchen.

Kitchen

10'0" x 7'9" + 4'2" x 3'10" larder (3.06m x 2.37m + 1.29m x 1.18m larder)

The country kitchen comprises hand made units which make the most of the layout, and provides space for a fridge, washing machine and oven, plus there is a sink and drainer with a mixer tap. A red ceiling is a striking feature, and further character comes from a chimney breast. A window and glazed door provide access out to the garden, and a doorway leads into the larder, which has built-in shelving and space for further appliances.

First-Floor Landing

extending to 15'2" (extending to 4.63m)

A straight staircase leads up to the first-floor landing, which features neutral décor, a period decorative fireplace, a large built-in airing cupboard, and a hatch which gives access to a well-insulated loft space. Traditional panel doors lead to both bedrooms and to the bathroom.



Bedroom One

12'11" max x 11'11" (3.94m max x 3.64m)

The primary bedroom is generously proportioned, and benefits from a window to the front aspect which provides a view across the village with the downs in the background. A chimney breast adds character, and there is a door to a useful over-stairs cupboard.

Bedroom Two

11'11" x 8'5" (3.64m x 2.57m)

Another good-size bedroom, with neutral décor and carpet, and a window to the side aspect with views through the trees to the downs, with the Worsley Obelisk monument on the horizon.

Bathroom

10'0" x 7'9" (3.06m x 2.37m)

The large family bathroom is a mix of terracotta walls, wood panelling and a vinyl tile floor. A white suite comprises a full-size bath, with a heritage style mixer shower tap, a traditional style pedestal basin and a matching WC. The bathroom also has built-in shelving and a window to the side aspect with patterned glass for privacy.

Outside

To the front, the driveway is laid to concrete and provides private parking. The gardens wrap around the cottage, and are a mix of mature trees and well established planting, creating a number of areas to explore, and options for seating or outside dining. Fruit trees combine with shrubs and pathways to create an enchanting garden which is exceptionally private. To the rear of the kitchen, a raised terrace is a fabulous space, and a door leads to a former coal store which is now home to the modern Vaillant combi boiler and has power and lighting.

Greystones presents an enviable opportunity to purchase a charming period cottage, set in a tranquil village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

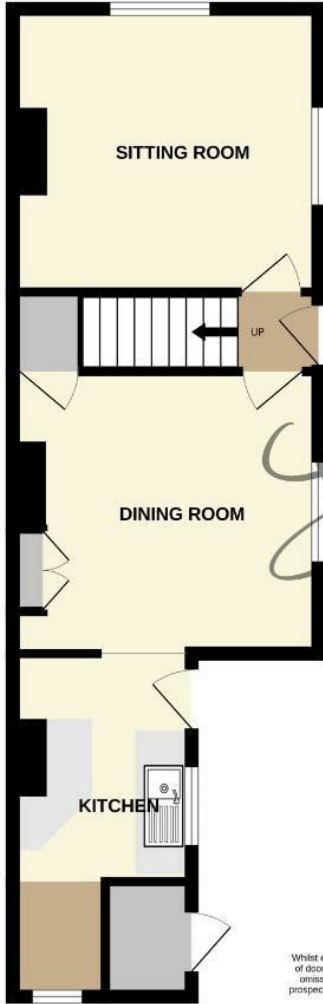
Council Tax Band: C (Approx £2,039.56 for 2024/25)

Services: Mains water, gas, electricity and drainage



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.




TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

Agent Notes:

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