



# 1 The Old Smithy

High Street, Freshwater, PO40 9FX



**£300,000**  
FREEHOLD



Situated in the popular village of Freshwater, this charming cottage offers three bedrooms, two bathrooms, spacious ground floor accommodation as well as a garden, and off-road parking.

- Idyllic semi-detached cottage
- Two bathrooms and a cloakroom
- Delightful front and rear garden
- Short walk to beaches and travel links
- Allocated parking to the rear
- Three double bedrooms
- Beautifully maintained and arranged
- Highly convenient location for amenities
- Countryside and coastal walks on the doorstep
- 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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Set in a convenient location, this semi-detached home was built in the late-1990s, and offers a fantastic opportunity to acquire a spacious family home within a quiet, sought-after location. 1 The Old Smithy has been beautifully maintained over the five years of ownership but also gives the new owners potential to put their own stamp on the property, if desired. The accommodation comprises on the ground floor of an entrance hall with a cloakroom, kitchen - diner, and a lovely, spacious living room which has large doors leading onto the rear garden. On the first floor, there is a central landing which provides access to all three bedrooms (one with an en-suite) and to the bathroom. Outside has been beautifully landscaped to make a low-maintenance, Mediterranean inspired rear garden and a well planted, mature front garden. There is allocated parking to the rear.

Just a short distance from 1 The Old Smithy are miles of footpaths and bridleways, passing through Areas of Outstanding Natural Beauty, perfect for tranquil walks, horse riding and mountain biking, and connecting to the nearby towns of Freshwater and Yarmouth. Freshwater has a spectacular bay and the village benefits from many established stores, a supermarket, two picturesque churches and its location is ideal for outdoor pursuits. Freshwater Bay and nearby Compton Bay provide the ideal conditions for coastal pursuits such as surfing, swimming, parascending, coasteering and kayaking. The harbour town of Yarmouth offers plenty to enjoy, with characterful cobbled streets giving access to a range of great local pubs, restaurants, and quaint cafes. It is also just a few minutes away from the car ferry terminal which connects to Lymington and benefits from the Southern Vectis bus service which provide regular transport connections across the island. The county town of Newport is within a 30-minute drive away providing further amenities.

### **Welcome to 1 The Old Smithy**

Set within an idyllic white picket fenced garden, this wonderful semi-detached cottage features a well-established front garden with a range of trees and shrubs. A concrete path leads up to the open porch.

### **Entrance Hall**

The composite front door opens into the entrance hall which features a slate effect flooring which continues through the ground floor.

### **Cloakroom**

Fitted with a vanity hand basin and a w.c, this handy cloakroom is an essential to any family home and features an obscure glazed window to the front.

### **Kitchen - Diner**

Flooded with natural light from the window to the front aspect, this kitchen is fitted with a range of base and wall cabinets in a cottage style and feature a range of integrated appliances including a fridge freezer, electric oven, a washing machine, and gas hobs with an extractor fan over. There is space in here for a dining room table, plus the gas combination boiler is located here.

### **Living Room**

Situated to the rear of the property, with lovely views over the garden, this living room continues the flooring and offers ample space for living room furniture. There is a window to the rear as well as a large sliding door, providing access to the garden.

### **First Floor Landing**

The carpeted stairwell from the entrance hall leads up to the first-floor landing which provides access to each of the first-floor rooms. The space boasts high ceilings as well as access to the loft space and an over stairs cupboard.

### **Bedroom One**

Benefitting from a window to the front aspect, this double bedroom offers space for bedroom furniture as well as featuring an en-suite shower room.

**En-Suite**

Beautifully finished with neutral tiles and flooring, this en-suite comprises a large shower, a w.c, a hand basin, and a chrome heated towel rail to keep the room cosy. The space is finished with an obscure glazed window to the front aspect and an extractor fan.

**Bedroom Two**

Enjoying views over the garden and rooftops beyond, this double bedroom is carpeted and enjoys neutral wall décor with a feature wall.

**Bedroom Three**

Currently set up as a dressing room, this bedroom offers large floor to ceiling fitted wardrobes as well as access to a cupboard concealing the water tank.

**Family Bathroom**

Continuing the same stylish décor from the en-suite shower room, this family bathroom is equipped with a bath, a w.c, and a pedestal hand basin, and features a chrome heated towel rail. The space is finished with a tropical themed wallpaper feature walls and an extractor fan.

**Garden**

Beautifully designed to create a low maintenance garden, this Mediterranean inspired garden has been recently landscaped with plenty of seating areas and features two mature olive trees which provide some shade from the hot summer sun. There is a patio space to enjoy al fresco style dining as well as a few borders which could be planted by the new owners, plus access to the summer house, allocated parking area, and a side access to the front of the house. The garden is fully enclosed and provides a private oasis for the new owners to enjoy.

**Summer House**

Fitted with electric, this fantastic summer house offers an ideal spot for a home office, store space, or even as an additional area to sit and enjoy the garden. This addition to the garden offers the new owners a range of uses.

**Parking**

Situated to the rear of the property in The Old Smithy, is allocated parking for one vehicle as well as additional visitor parking spaces. There is additional, unrestricted, on-parking available on High Street, opposite the property.

1 The Old Smithy provides a fantastic opportunity to acquire a charming three-bedroom semi-detached property within a sought-after village location with three bedrooms and allocated parking. A viewing is highly recommended with the sole agent, Susan Payne Property.

**Additional Details**

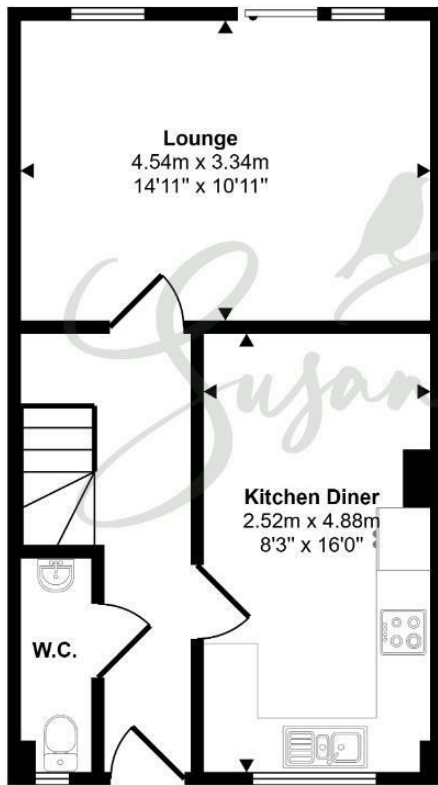
Tenure: Freehold

Council Tax Band: C (approx. £2,182.23 pa – Isle of Wight Council 2024/2025)

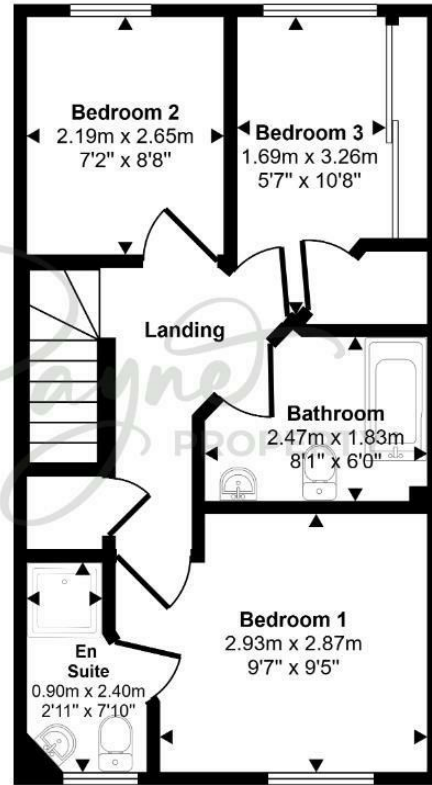
Services: Mains water, gas, electricity, and drainage



Approx Gross Internal Area  
76 sq m / 817 sq ft

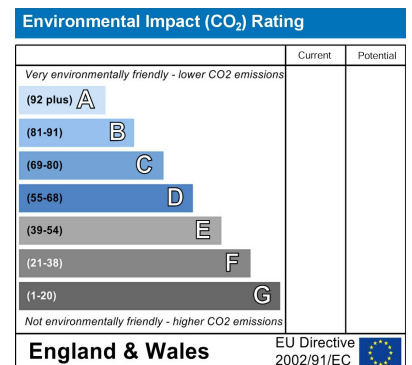
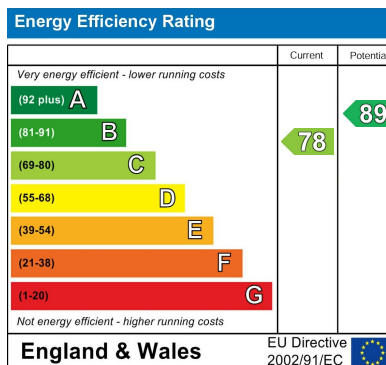


Ground Floor  
Approx 38 sq m / 412 sq ft



First Floor  
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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