

# South View

Hollow Lane, Chillerton, PO30 3ET

**£875,000**  
FREEHOLD



Situated within a rural location, this charming stone cottage is situated within 1.7 acres with four stables and has been beautifully transformed with wonderful period features throughout.

- Idyllic stone cottage with equestrian facilities
- Sympathetically renovated throughout
- Two bathrooms and large utility room
- Plenty of driveway parking
- Large garden and paddocks
- Two double bedrooms with potential for four
- Spacious accommodation throughout
- Situated within a rural location with views
- Four stables and barn
- A network of bridleways on the doorstep

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

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Built circa. 1750, this beautiful double fronted stone cottage offers a charming cosy ambience that one would expect from a traditional stone cottage and an idyllic lifestyle choice within a peaceful, rural setting with footpaths and bridleways on the doorstep. Having been completely transformed by the current owner of five years, the cottage has been restored and revitalised to offer spacious farmhouse interiors boasting Farrow & Ball colours, beautiful flagstone flooring, original and traditional doors, and characterful wooden beams. The accommodation comprises a porch opening into the cosy living room which provides access to the dining room, rear hall, and the stairwell leading up to the first-floor landing. The dining room is semi open with the kitchen, plus there is access to the large utility/boot room, and the kitchen leads to the hall providing access to the ground floor bathroom and the conservatory. From the first-floor landing there are two large bedrooms, a lovely shower room, and a wooden staircase leading up to the attic room. The attic space is divided into two rooms providing space for storage, or potential to convert into a further two bedrooms, subject to planning consent. The grounds offer a mixture of mature gardens, two large grass paddocks which offer potential for the new owners to utilise in a number of ways, and outbuildings including a large barn, and a block of four stables.

Situated in an elevated position, set back from the main road in the idyllic rural village of Chillerton, South View is close to the local primary school, village hall, and The Gallybagger Inn which is an active and friendly community pub/club organising a range of social activities in the village, including the charming Scarecrow Festival. The parish of Chillerton and Gatcombe has over 25 miles of stunning traffic free footpaths and bridleways which connect with the rest of the Islands network of spectacular rural walks, whilst the county town of Newport, with its vibrant shops, cinema and restaurants is just four miles away. Ferry links to the mainland are all within easy reach of this central location.

### **Welcome to South View**

Accessed via Hollow Lane, the property is accessed via gates which open onto the large gravel driveway at the front of the house. The stables are located to one side of the driveway, and a low-level stone wall at the front of the property welcomes you to the porch and to the patio space at the front of the house. There is also access to the utility/boot room from here too.

### **Porch**

A handy porch with a durable tile floor offers space to store coats and shoes as well as featuring a stunning original coffin door with an original door bar.

### **Living Room**

Featuring an original flagstone floor with a partially carpeted area, this cosy living room offers ample space for living room furniture with a window to the front aspect, filling the room with natural light. The focal point of the room is a lovely fireplace with a large log burner which warms the cottage and creates a cosy atmosphere, especially in the cold winter nights. Featuring original ceiling beams, which have been painted to lift the room, this wonderful space also features an internal window to the kitchen, and there is access to an understairs cupboard.

### **Dining Room**

Flooded with natural light from the window to the front aspect, this spacious dining room features a beautiful 1950's AGA which has been totally refurbished, and the room is finished with a lovely light stone floor. There is a large opening into the kitchen, a bespoke storage cabinet, plus access to the utility from here. There is ample space for a large farmhouse table here.



### **Kitchen**

Fitted with a range of beautiful wooden base and wall cabinets, this bespoke kitchen offers integrated appliances including a full-size dishwasher, an electric oven, electric hobs, and an integrated full out bin. The worktops are finished with a lovely light granite which compliments the wooden cabinets, and the handmade 'Bluebell' tiles. There is a window to the rear with lovely views over the rear garden plus a clever natural light tunnel which brings light into the kitchen all through the day. The space is enclosed by an oak door which leads to the rear hall.

### **Utility/Boot Room**

Two steps down from the dining room is this spacious utility room which offers a storage cabinet with a wood worktop integrating a sink and drainer, plus undercounter space for three appliances including plumbing for a washing machine. There are large storage cupboards, ideal for storing coats, plus plenty of space to store shoes and boots after long ambles in the countryside. One of the cupboards contains the recently replaced oil fired boiler and the water tank. There is a door to the rear garden and access to the front drive also. A Velux window allows plenty of natural light into the space.

### **Hall**

Continuing the flooring from the Dining Room and the Kitchen, this space has a storage cupboard as well as access to the conservatory, ground floor bathroom, and to the living room.

### **Bathroom**

Fitted with a stylish Burlington suite, this spacious ground floor bathroom offers a window to the rear aspect and there is a light tunnel filtering natural light into the room. The neutrally decorated space is fitted with a delightful mid-level panelling around the room plus it continues the flooring from the hall. The pedestal hand basin features hand made 'William Morris' tiles plus there is a column radiator with a heated towel rail.

### **Conservatory**

Situated to the rear of the property with 180-degree views of the garden, this fantastic space enjoys the afternoon sunshine and is the perfect spot to sit and watch the Red Squirrels in the garden. The rear facing aspect also presents wonderful sunsets all year round as well as downland views towards Chillerton Downs.

### **First Floor Landing**

The carpeted stairwell leads up from the living room and features an oak banister, to the spacious landing space. With a window to the front aspect flooding the space with sunshine, the landing leads to the first-floor accommodation, plus there is a wooden staircase leading up to the attic room.

### **Bedroom One**

Generously proportioned and benefitting from two built in wardrobes, this double bedroom enjoys a window to the front aspect and the space also features painted, wooden floorboards. The room is finished with subtle wall panelling and is finished with a pale pink.

### **Bedroom Two**

Also featuring painted wooden floorboards, this double bedroom offers an alcove ideal for a fitted wardrobe, and a window to the front aspect.

### **Shower Room**

Fully equipped with a large shower, a vanity hand basin, and a w.c, this stylish shower room is panelled with neutral splash panels. The space is finished with a radiator with a towel rail and an extractor fan.





### **Attic Room**

The wooden staircase from the landing leads up to the attic room. Flooded with natural light from two Velux windows and a window to the side with amazing downland views, this versatile room is currently set up as a bedroom and a storage area. At the end of the attic room is another storeroom which also features a Velux window and a window to the side aspect. This attic space could be transformed into an additional two bedrooms, subject to planning.

### **Outside**

The property benefits from a delightful rear garden that is planted with a variety of mature shrubs and trees and is mostly laid to lawn. It offers a private and secluded garden to enjoy the peaceful sounds of the countryside and also encourages the wildlife including the island famous red squirrels. Beyond the garden, to the side aspect, are the two paddocks which offer a fantastic opportunity to those requiring equestrian facilities, or those who just like to have a bit of space around them. The large land area is surrounded by trees providing some shelter from the elements and is fully enclosed with stock fencing, whilst also being split into two paddocks with a post and rail fence and a field gate in the centre. There is water connected to the paddocks via a water trough.

### **Barn**

A substantial barn is located to the side of the paddocks and offers potential for storage or a large workshop. There is power fitted in here as well as an electrical consumer unit.

### **Stables**

To one side of the driveway is a stable block comprising of four stables, all fitted with power, plus there is access to water via an outdoor tap.

### **Driveway**

The large gravel driveway provides parking for multiple vehicles as well as presenting an opportunity and space to build a garage or car port, if desired (subject to gaining the correct planning consent). There is vehicular access to the barn and the field from the driveway. The oil tank is also located here.

South View presents a fantastic opportunity to acquire an idyllic stone cottage set within a wonderful countryside location with equestrian facilities. A viewing is highly recommended by the sole agent, Susan Payne Property.

### **Additional Details**

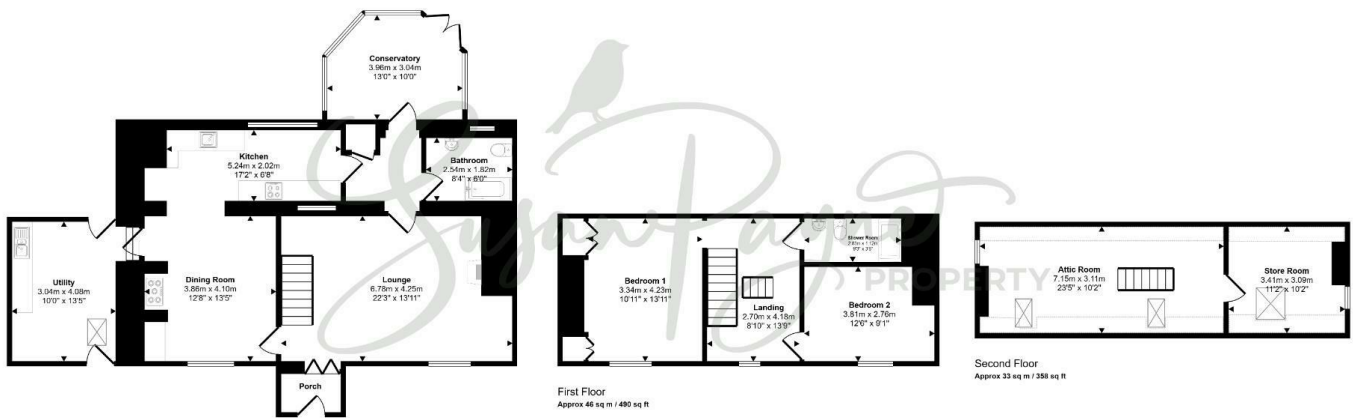
Tenure: Freehold

Council Tax Band: E (approx £2,844.02 pa - Isle of Wight Council 2024/2025)

Services: Mains water, electricity, and drainage, oil central heating



Approx Gross Internal Area  
186 sq m / 2000 sq ft



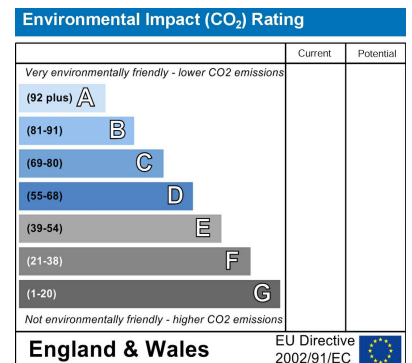
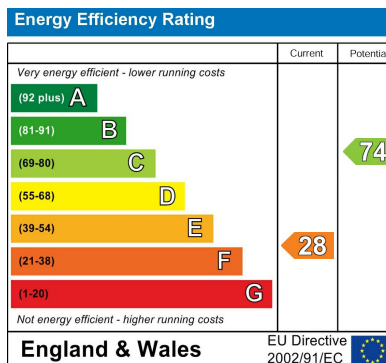
Ground Floor  
Approx 107 sq m / 1152 sq ft

Denotes head height below 1.5m

First Floor  
Approx 46 sq m / 490 sq ft

Second Floor  
Approx 33 sq m / 358 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 FloorSnapper 360.



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