



2 Hill Farm Cottages

Carpenters Road, St. Helens, PO33 1YN

£475,000
FREEHOLD



Situated in a rural location on the outskirts of St Helens, this charming semi-detached cottage boasts three double bedrooms, two reception rooms, a large garden, and driveway parking with a car port.

- 1800's semi-detached stone cottage
- Large entrance hall and two reception rooms
- First time to the market in 36 years
- Large driveway and two vehicle carport
- Amenities, schools, travel links and beaches nearby
- Three double bedrooms with views
- Beautiful, well-established garden
- Potential to put your stamp on
- Convenient location for Brading, Ryde, and Bembridge
- 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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Beautifully maintained over the 36 years of ownership, this beautiful stone cottage dates back to the early 1800's and has been totally transformed by the current owners. The property was extended in the 1990's, to create a spacious family home, and received an award for the sympathetic finish to the build in relation to the original 1800's cottage. The property comprises a porch opening into a large entrance hall which provides access to the living room, dining room, and to the first floor via the stairwell. The dining room provides access to the kitchen and then to the cloakroom and storage area which also has access to the rear garden. The first floor comprises three double bedrooms and a spacious family bathroom. Outside, the mature garden is well established and offers a variety of plants, shrubs, trees and a large cabin, plus there is access to the driveway and carport, located at the front of the property.

Perfectly positioned for the seaside town of Ryde, and the villages of Brading and St Helens, 2 Hill Farm Cottages offers a convenient lifestyle, close to many enviable amenities, as well as an abundance of idyllic walking routes including the RSPB's Brading Marshes. A short distance from the property is the island's highly regarded Oasis furniture store, plus a well-stocked farm shop tucked away next door offering a variety of freshly laid eggs, hand-picked fruit and vegetables, seasonal meats, and freshly caught crab and lobster! Just a few minutes drive from the property, the historic village of Brading is one of the oldest towns on the Island, with its famous iron bullring in the centre of the village, a village shop, and a good range of pubs and eateries as well as a local primary school. There is a train station located in the village which gives direct access to Ryde town providing mainland travel connections to Portsmouth, glorious sandy beaches, High Street amenities, and supermarkets including a Tesco Extra store located just a seven-minute drive from the cottage. Within a five-minute drive from the property is the quintessential village of St Helens with a village green, a post office, a coffee shop, and some great places to eat with popular restaurants, and a traditional village pub. St Helens is also home to the National Trust site, St Helens Duver, where you can explore wildlife, sand dunes, beautiful beaches with a fabulous beachside café, coastal woodlands, and Bembridge Harbour beyond. Frequent Southern Vectis number 8 serves Upper Green Road in St Helens and Southern Vectis buses 2 and 3 serve Rowborough Corner heading towards Brading and Ryde, which provides access to wider transport links across the island, and to the mainland ferry links.

Welcome to 2 Hill Farm Cottages

The attractive island stone cottage benefits from a setback position from the road with a large gravel driveway at the front. A stone-built porch is located to one side and leads to the front door.

Entrance Hall

The wooden front door with two stained glass panels opens into this spacious entrance hall benefiting from wooden flooring, a window to the front aspect, plus plenty of space to store coats, shoes, and muddy boots from long ambles in the surrounding countryside. The space benefits from a fitted storage cupboard and an understairs cupboard.

Living Room

Well proportioned, this fantastic family room benefits from dual aspect windows to the side and rear and enjoys views of the garden and the sunshine through most of the day. There is ample space for all the family and features a wonderful fireplace with a gas fired log burner style fire to keep the room cosy. The French doors open into the rear garden and internal French doors open into the entrance hall.

Dining Room

Forming part of the original cottage, this lovely dining room continues the wooden flooring from the entrance hall and offers fitted cabinets either side of the chimney breast, one of which includes the electrical consumer unit. A window to the front aspect floods the space with natural light from its south facing position, and a door leads to the kitchen.



Kitchen

Featuring a range of wooden base and wall cabinets, this delightful kitchen offers plenty of storage as well as integrated appliances including a fridge. There is undercounter space and plumbing for a washing machine, and space for an electric cooker. A window to the rear aspect enjoys views over the herb garden, and the space continues into the rear hall. Before the cottage was extended, the staircase was located here and during the renovations the wood from the original staircase has been reused in the kitchen panelling which has become a wonderful feature.

Rear Hall

Providing access to the rear garden and the cloakroom, this space also offers two storage cupboards, one of which hosts the gas boiler.

Cloakroom

Equipped with a w.c. and a corner hand basin, this handy cloakroom features a window to the side aspect.

First Floor Landing

The carpeted stairwell from the entrance hall leads up to the first floor landing which features a beautiful exposed stone wall which was the original external wall for the cottage. The landing space leads to three double bedrooms, and the family bathroom.

Bedroom One

Generously proportioned, this fantastic sized double bedroom offers dual aspect windows to the side and rear enjoying views over the garden and the countryside beyond, including the Brading marshes nature reserve. The room also benefits from

Bedroom Two

Currently utilised as an office, this fantastic double bedroom benefits from a window to the front aspect, enjoying a south facing position, and offers ample space for bedroom furniture. Two recessed, arched, shelves can also be found here which not only adds a lovely feature to the room, but is great for additional storage.

Bedroom Three

Also offering dual aspect windows to the side and front aspect, this wonderful double bedroom enjoys far reaching views as far as Luccombe and Ventnor Downs over the Brading marshes.

Family Bathroom

Fully equipped with a bath, a pedestal hand basin, a w.c and an inset shower, this wonderful family bathroom enjoys features including wood panelling beneath the dado rail, subtle floral wallpaper, and an inset wall feature. The space is finished with an obscure glazed window to the rear.

Garden

The garden offers a wide range of areas to suit the whole family. The garden has been beautifully cared for and established over the years, offering vegetable garden with a greenhouse, a large wildlife pond, plenty of grassed areas with mature borders, a log cabin and barbeque area, plus a rockery and herb garden. The garden has potential to be adapted further or maintained with the lovely trees and shrubs. There is access to the car port from the garden, a side access gate to the driveway, plus several sheds and storage places.

Parking and Carport

Laid with gravel, this large driveway has parking for multiple vehicles as well as offering a two car carport. Currently set up as an 'in-and-out' driveway there is potential to adapt and be utilised in a number of ways. The car port is fitted with electric and has potential for an electric car charging point, if desired.



2 Hill Farm Cottages presents a fantastic opportunity to acquire a spacious family home with three double bedrooms, two reception rooms, and a beautiful garden. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

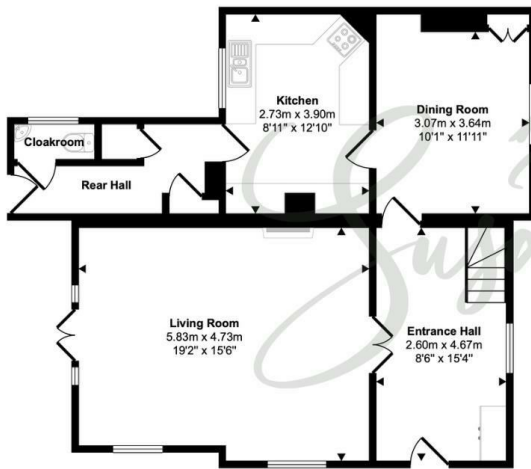
Tenure: Freehold

Council Tax Band: B (approx. £1,833.80 pa - Isle of Wight Council 2024/2025)

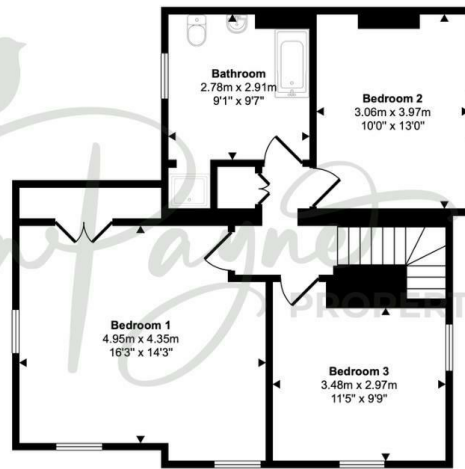
Services: Mains water, gas, electric and private drainage (septic tank)



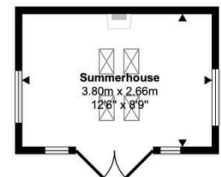
Approx Gross Internal Area
150 sq m / 1615 sq ft



Ground Floor
Approx 73 sq m / 787 sq ft

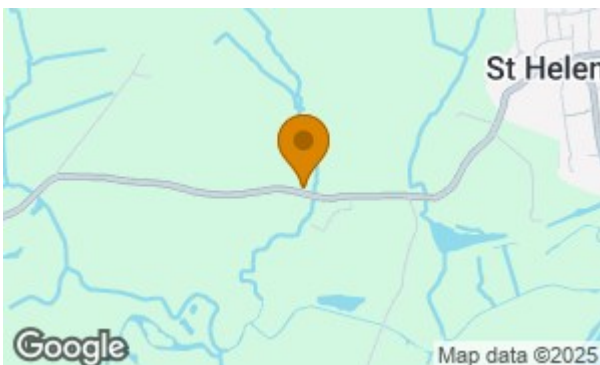


First Floor
Approx 67 sq m / 719 sq ft



Outbuilding
Approx 10 sq m / 109 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.



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		
(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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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