

SPENCE WILLARD



Michaelmas Cottage Dennett Road, Bembridge, Isle of Wight, PO35 5XF

*Situated in the heart of the village in a picturesque setting this beautifully refurbished house has low maintenance gardens and stunning interiors.*

VIEWING

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Located on a sought-after road in the centre of Bembridge village, Michaelmas Cottage has a beautifully styled interior following a refurbishment in 2010 to provide open plan accommodation with well-appointed kitchen, bathrooms and all new doors and décor comprising seagrass carpets and exposed wood flooring with panelled walls throughout the downstairs. The property offers three bedrooms, a family bathroom and downstairs shower room as well as an attractively planted enclosed rear garden with a southerly aspect. There is an off road parking space located at the front of the house and at the rear is a landscaped low maintenance garden and versatile summer house.

The village of Bembridge has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, a bakery, a refillery and several good restaurants. Bembridge Harbour has extensive mooring facilities and two sailing clubs. There are wonderful coastal walks, and sandy beaches directly accessible from the end of Ducie Avenue. The beaches are perfect for swimming, kite-surfing, paddle boarding and beach-combing. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island.

Accommodation  
Ground floor

Entrance  
Timber door with glazing.

Hallway  
A wide hallway with space for hanging coats, timber panelled walls and ceiling with exposed floorboards running throughout. Under stair cupboard also housing consumer unit and wall mounted combination boiler.

Open Plan Kitchen/Dining and Living Area  
This superb family space is beautifully styled with a shaker style kitchen with timber fronts and hinged doors, deep pan pull out drawers and thick set composite stone worktops. There is also an undermounted Franke sink with mixer tap over, space and plumbing for a range cooker with extractor over.

Cupboard housing stacked washing machine and tumble dryer. A large kitchen island in the centre has pendant lighting over and there is plenty of space to one side for a dining table and chairs, whilst tucked away around the corner the sitting room has a deep bay window and open fireplace with slate hearth and timber surround.

**Shower Room/W.C.**

A simple shower room with wall-mounted wash basin, shower with white tiled walls, heated towel rail, timber clad walls to mid height and W.C.

**First Floor**

A seagrass laid staircase rises to a galleried landing with hatch accessing loft and original timber doors stripped back to bare wood accessing three double bedrooms and a family bathroom. The bathroom is a beautiful white suite of panelled bath with shower over, heated towel rail, pedestal wash basin, plantation shutter on the window and W.C. The principal bedroom is generously sized with a deep bay window complete with plantation shutters at lower level, whilst the other two bedrooms are doubles with original sash casement window overlooking the garden with southerly aspect.

**Outside**

Michaelmas Cottage has a gravelled driveway for off-road parking to the front, whilst the enclosed rear gardens provide a beautiful outlook and sunny space with southerly aspect. Decking runs from the patio doors with steps up to a gravelled area ideal for outdoor dining and entertaining with mature olive trees and landscaped beds incorporating a wealth of colour and outdoor lighting. At the foot of the garden is a 7 x 3 metre summer house comprising half workshop space and the other a 'den' suitable for ancillary space/TV room or overspill accommodation.

**Parking**

A gravelled space for off road parking at the front of the property.

**Services**

Mains electricity, water and drainage, heating is provided by gas fired boiler located under the stairs and delivered by radiators.

**Council Tax**

Band C

**EPC Rating**

D

**Tenure**

The property is offered Freehold.

**Post code**

PO35 5XF

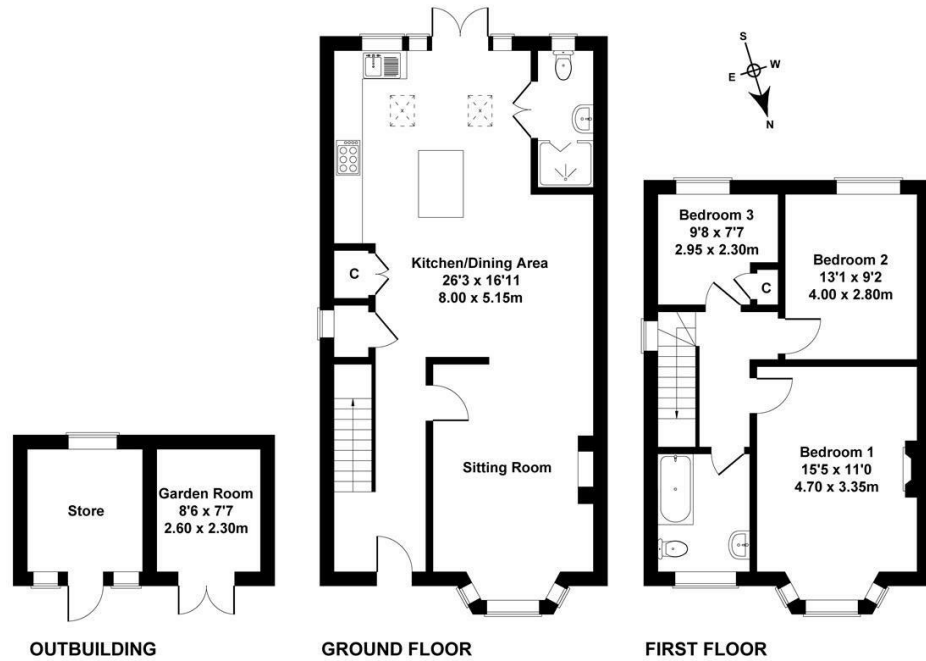
**Viewings**

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



## Michaelmas Cottage

Approximate Gross Internal Area  
1292 sq ft - 120 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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