



# 3 SHINY BRICK COTTAGES

Appleford Lane, Whitwell, PO38 2PH





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**A three-bedroom, end of terrace brick cottage, recently refurbished kitchen, large garden studio, extensive garden with country views and private parking.**

## Ground Floor

Living Room | Kitchen | Utility Room | Family Bathroom | Store Room  
Ground Floor 401 sq. ft (37.3 sqm)

## First Floor

Master Bedroom | Double Bedroom | Single Bedroom | Boiler Cupboard  
346 sq. ft (32.1 sqm)

## GARDENS AND GROUNDS

Gravel Driveway | Generous Rear Garden | Front Garden | Brick Potting Shed | Garden Studio

3 Shiny Brick Cottage - 747 sq. ft (69.4 sqm)  
In Total Set in Approximately 0.23 acres

**Guide Price**  
**£295,000**

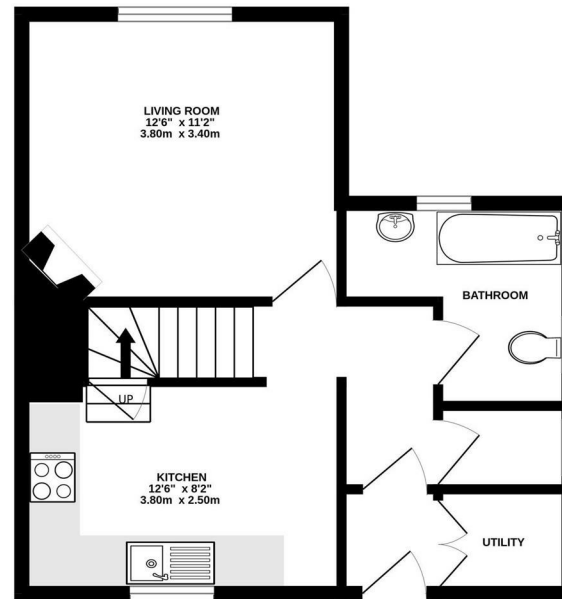


## SITUATION

3 Shiny Brick Cottage is situated in the desirable area of rural Whitwell, Ventnor. The property enjoys view over the rolling countryside from various rooms. Whitwell is a peaceful little village with multiple footpaths and bridleways for you to explore reaching over the whole island. Conveniently located a short drive away from Newport, the hub of the island.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithin's in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.



Not to Scale





## THE PROPERTY

### Ground Floor

#### Inner Hall

From the entrance you are led to the inner hall with utility room with extensive storage above head and below counter and plenty of room for appliances,

#### Family bathroom

A well sized, tiled bathroom comprising of bath with electric shower, toilet and sink with space for storage installation.

#### Living room

A room with character, offering views over the gardens, stained hardwood flooring, original beams and a red-brick fireplace with stone tiling.

#### Kitchen

Recently refurbished, this modern kitchen comprises gloss grey storage both overhead and under counter, there is an integrated Beko oven and Logik induction hob. Above the mock stone backsplash are views out to the front lawn. Space to the left creates opportunity for appliances to be installed. There is further storage space under the stairs.

### First Floor

#### Master Bedroom

A carpeted double room with Dormer Style ceilings, loft access and views over the East of the Island.

#### Bedroom Two/Office

A cosy room with carpets and views over to the East.

#### Bedroom Three

A double room with Dormer Style ceilings, views to the West countryside and access to the electric immersion boiler.

### Gardens and Grounds

The grounds comprise an enclosed front garden laid to with mature hedges and converted stables now used as a log store. The rear garden is fully enclosed and laid to lawn with amazing views.



# GENERAL REMARKS

## Method of Sale

1 Shiny Brick Cottage is offered for sale by private treaty, as a whole.

## Access

There is direct vehicular access off the public highway (Appleford Lane) to a large, shared gravel driveway.

## Rights of Way

2 & 3 Shiny Brick Cottages' share a vehicular right of access over the gravel driveway within 1 Shiny Brick Cottage's Freehold and right of access over the pedestrian path to the front of the properties.

## Services

Electric storage heating and electric immersion hot water tank

Mains electricity

Mains water

Private sewerage - water treatment plant with shared system in the garden of 2 Shiny Brick Cottage, of which the freehold will be shared between 1, 2, & 3 Shiny Brick Cottages. The property is understood to have an existing wired connection to the BT Openreach network. Broadband and telephone services are subject to connection and service provider arrangements. No active broadband service is currently in place.

## Broadband

Upload Speeds of up to 24 Mbps

Download Speeds of up to 48 Mbps

Prospective purchasers are advised to make their own enquiries with service providers regarding the availability and speed of broadband at the property.

## Tenure & Possession

Freehold with vacant possession

## EPC

E

## Council Tax

C

## Local Authority

The Isle of Wight Council

## Wayleaves & Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other poles whether referred to in these particulars or not.

## Postcode

PO38 2PH

## Local Planning

The cottage is not listed. The Cottage lies within the Isle of Wight National Landscape.

## What3Words

///altitude.bullion.stumble

## Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## Fixtures and Fittings

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

## Viewings

By appointment with BCM Wilson Hill

Miss Danielle Milne, BCM Wilson Hill

t: 01983 828805

e: [dmilne@bcmwilsonhill.co.uk](mailto:dmilne@bcmwilsonhill.co.uk)

NB: These particulars are as at 29th May 2025





**Isle of Wight**

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