



2 SHINY BRICK COTTAGES

Appleford Lane, Whitwell, Isle of Wight PO38 2PH



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A three-bedroom mid terrace brick cottage, partially refurbished, with country views, ample parking and long garden.

Ground Floor

Sun Room | Kitchen | Living Room

First Floor

Family Bathroom | Master bedroom | Double Bedroom | Double Bedroom

GARDENS AND GROUNDS

Front Lawn | Shingle Terrace | Rear Garden | Brick Shed | Large shared Driveway

2 Shiny Brick Cottage - 700 sq. ft (65 sqm)
In Total Set in Approximately 0.13 acres

£245,000 Guide Price



SITUATION

2 Shiny Brick cottage is situated in the highly sought after rural area of Whitwell, Ventnor, approximately 8 miles away from the centre of Newport. The property enjoys view over the rolling countryside from various rooms. There are various footpaths and bridleways to venture, reaching all over the island. Whitwell is a peaceful little village, and with Newport just a short drive away, this cottage is very conveniently located.

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



The Property - Ground Floor

Porch
From the front garden you are lead up to the porch by steps, where there is ample space for boots and coats, the wrap around windows allow for plenty of natural light. The front door takes you straight to the kitchen.

Kitchen
Recently refurbished, this modern kitchen comprises gloss white 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 further appliances or a breakfast bar to be installed.

Living room
A generous carpeted space with patio doors out to the garden providing great light. The red brick fireplace has an oak mantle and terracotta tiling. There is storage under the stairs.

First Floor

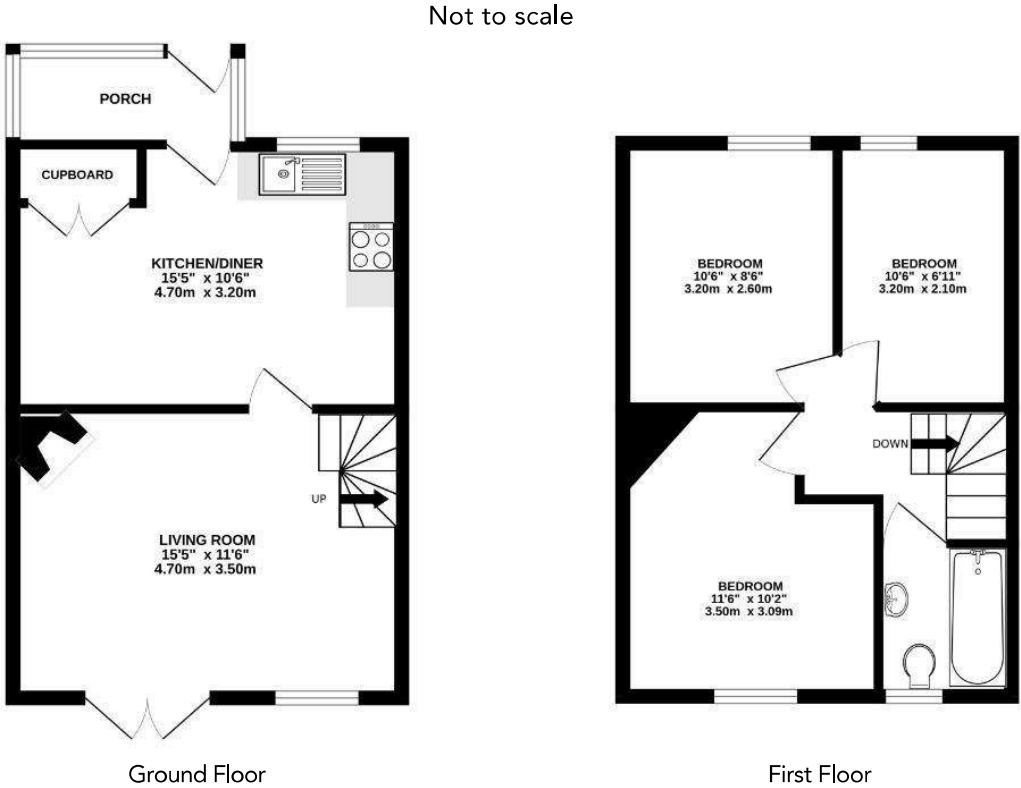
Family Bathroom
Recently refurbished, the bathroom is fully tiled, comprising a bath and electric shower with folding shower door, chrome heated handrails and sink.

Master Bedroom
An airy double room with Dorma style ceilings, great natural light and built in overhead storage.

Bedroom Two
A double bedroom overlooking the front of the home, offering countryside views

Bedroom Three
A carpeted double room with views over the front of the property and countryside.

Gardens and Grounds
The gardens comprise an enclosed front garden which benefits from a brick potting shed. The rear garden is fully enclosed and laid to lawn with great views.



GENERAL REMARKS

Method of Sale

2 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 Shiny Brick Cottage has right of way access over 1 Shiny Brick Cottage's gravel driveway for car parking, and over 1 Shiny Brick Cottage's entrance path to the front on the properties for pedestrian access.

Services

Electric storage heating and electric immersion hot water tank

Mains electricity

Mains water

Private sewerage - water treatment plant. Water treatment plant with shared system in the garden of 2 Shiny Brick Cottage, of which the freehold will be owned by number 2, with numbers 1 and 3 having a right of access.

Broadband

BT Wifi available 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.

Sporting Timber & Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Postcode

PO38 2PH

Local Planning

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

What3Words

///segmented.protected.shelters

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 miss-statement 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.

Viewings

Viewings are available strictly by appointment with BCM Wilson Hill only.

Selling Agent

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NB These particulars and photos are as at September 2025.

IMPORTANT NOTICE

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

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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.

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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.



Isle of Wight

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