



- Grade II Listed Cottage
- Semi-Rural Location
- Short Drive to Seafront & Town Centre
- 2 Double Bedrooms
- CHAIN FREE
- Ideal Holiday Home/Let
- Off Road Parking for 2 Cars
- Courtyard Garden
- Viewing Recommended!

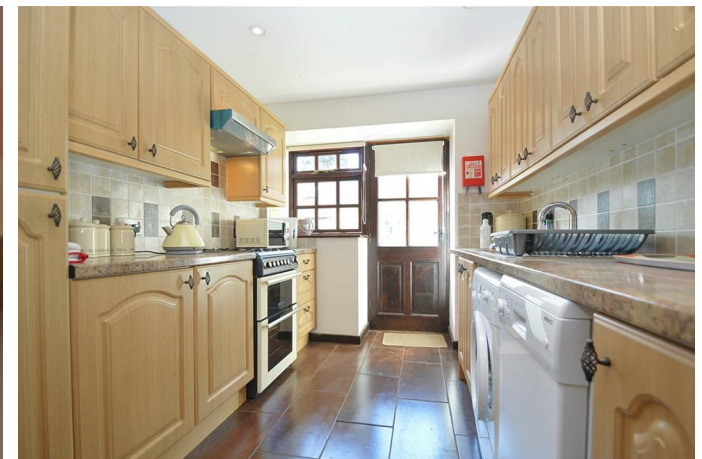
Harvest Cottage Apse Manor Road, Shanklin, Isle of Wight, PO37 7PN

£285,000

This charming Grade II Listed cottage forms part of a desirable development of character properties, located on the outskirts of Shanklin. The peaceful, semi-rural location is the perfect mix of countryside living with the convenience of being a 5-minute drive from Shanklin town centre, the local train station with direct ferry connections to the mainland and miles of sandy beaches and coastal paths to explore.

The very well-presented accommodation comprises a good sized lounge and kitchen/breakfast room on the ground floor, with 2 double bedrooms and the bathroom on the first floor. Additionally, the property benefits from a private courtyard garden and off road parking for 2 cars.

The beautiful setting and many charming features of this cottage makes it an ideal second home or holiday let investment for anyone looking to take advantage of the many amenities Shanklin has to offer, in one of the Island's most sought after locations. A viewing is recommended to fully appreciate this fantastic character home and its many benefits.



## Accommodation

### Lounge

17'2" x 13'3" (5.23 x 4.04)

### Kitchen/Breakfast Room

18'9" x 7'11" (5.72 x 2.41)

### First Floor Landing

### Bedroom 1

13'8" x 11'2" (4.17 x 3.40)

### Bedroom 2

11'11" x 8'4" (3.63 x 2.54)

### Bathroom

8'4" x 4'8" (2.54 x 1.42)

### Outside Area & Parking

The home offers a sunny courtyard garden to the side, with a shed. There is off road parking for 2 cars.



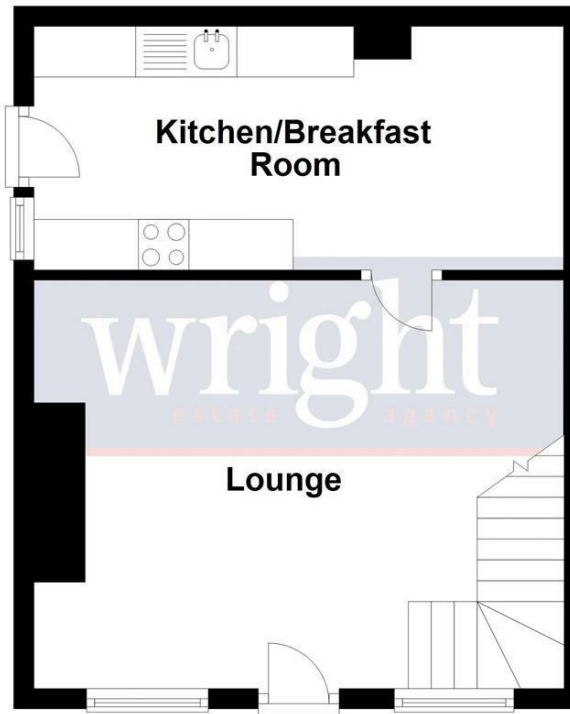
**Services**

Unconfirmed: gas, electric, telephone, mains water and private drainage.

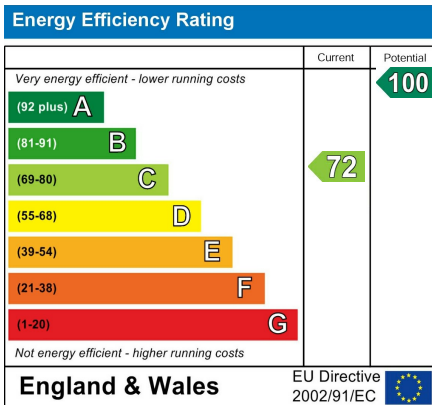
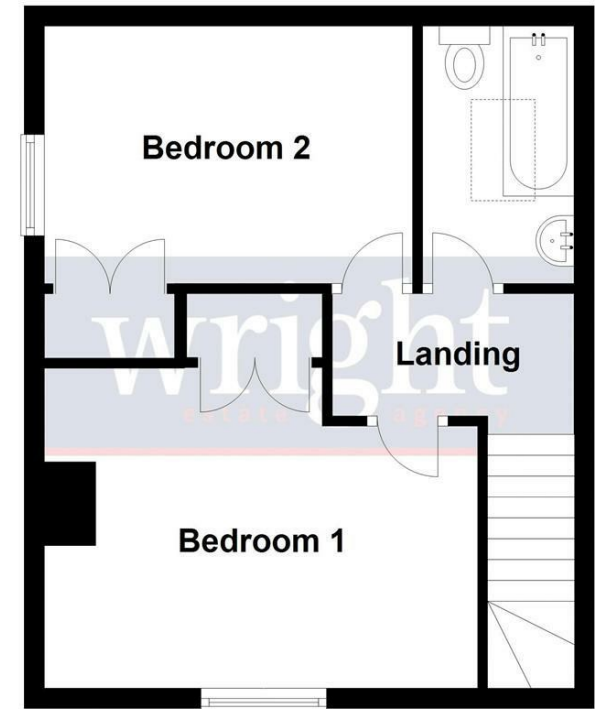
**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**Ground Floor**



**First Floor**



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

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**Viewing:**

Date .....

Time .....