



- Character Cottage with Paddock (0.5 acres approx)
- Self-Contained Annexe
- Excellent Countryside Views
- 3 Bedrooms & 2 Reception Rooms
- Ample Off Road Parking
- Some Modernisation Required
- Extensive Gardens with 2 Caravans
- Popular Semi-Rural Setting
- CHAIN FREE

Providence Cottage Whiteley Bank, Isle of Wight, PO38 3AD

£479,950



This charming character cottage is located in the semi-rural hamlet of Whiteley Bank, just a 10 minute drive from Shanklin and a 15 minute drive from Ventnor, both providing access to an array of useful amenities. The cottage enjoys far reaching countryside views in every direction, and the adjacent paddock is ideal for keeping livestock, equestrian pursuits or simply as additional garden space. The property benefits from a self-contained annexe, which would be ideal for an elderly relative or as a holiday let (subject to the relevant change of use). There are also 2 sited caravans, one currently used as storage, and the other which could be used to accommodate friends and family when they come to visit.

The cottage is in need of some modernisation, and the accommodation comprises 2 good-sized reception rooms, a separate kitchen, and utility room with WC on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the cottage benefits from an enclosed front garden, which is laid mainly to lawn and the gated driveway, which provides ample off road parking. The extended garden leads to the first of 2 sited caravans, one currently used for storage, and the other which could be used to accommodate friends and family when they come to visit.

The unique nature of the cottage with the scope to put your own stamp on the home, coupled with the self-contained annexe/holiday let income, the paddock, and extensive gardens makes this a truly one-off home, which offers so much potential to put down roots in a property that provides almost endless possibilities. A viewing is essential to fully appreciate everything this truly charming CHAIN FREE cottage and it's many benefits has to offer!





## Accommodation

### Kitchen

10'5 x 9'10 (3.18m x 3.00m)

### Inner Lobby

### Utility Room

6'7 x 5'10 (2.01m x 1.78m)

### Dining Room

15'8 x 11' (4.78m x 3.35m)

### Lounge

17' including stairs x 13' (5.18m including stairs x 3.96m)

### First Floor Landing

### Bedroom 1

15'9 x 10'11 (4.80m x 3.33m)

### Bedroom 2

16'9 x 9'9 (5.11m x 2.97m)

### Bedroom 3

9'10 x 7'5 plus recess (3.00m x 2.26m plus recess)

### Bathroom

### ANNEXE

### Lounge/Bedroom Area

14'7 x 14'3 (4.45m x 4.34m)

### Kitchen

9'11 x 8'4 (3.02m x 2.54m)

### Bathroom

9'11 x 5'7 (3.02m x 1.70m)



Outside

The property is approached over a the gated driveway which provides ample off road parking. Gated access leads to the lawned front garden of the cottage. The annexe is accessed by a separate gate from the driveway, with further gardens leading to the bespoke timber outbuilding (ideal home office), the first caravan (currently used as storage), a large shed, and the second, larger 2-bedroom caravan, which is ideal as overflow accommodation for visiting friends and family. The paddock is adjacent to the property and measures approximately 0.5 acres.

Services

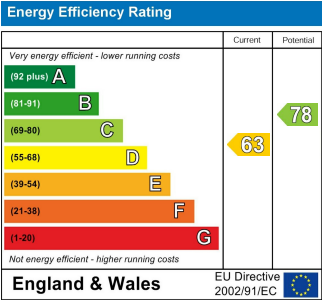
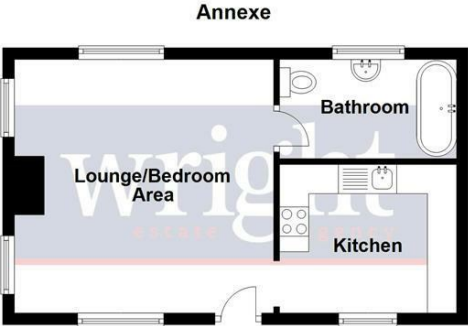
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Please contact The Isle of Wight Council on 01983 823901.

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.



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

The Property Ombudsman

Viewing:

Date .....

Time .....