



- Pretty Cottage in Idyllic Position
- No Onward Chain
- Scope to Extend & Modernise
- Backs on to Woodland
- Peaceful Village Location
- Short Stroll from Seagrove Bay (beach)
- Hugely Characterful Home
- 5 Min Walk from Village Centre
- Parking
- Perfect Holiday Home

8 Seagrove Manor Close, Seaview, PO34 5HS

£300,000

This stunning bijou cottage is situated in the most idyllic of locations. It sits within a mews style collection of wonderfully characterful properties centered around a graveled courtyard. They are positioned peripherally to the village where it merges with what remains of surrounding farmland adjacent to the former farmhouse and outbuildings. This peaceful setting is sure to appeal to those looking for an inspirational holiday retreat or a charming home in which to reside. The accommodation essentially comprises of one substantial bedroom at first floor, however, this has been cleverly divided to create a second bedroom space and study area with the use of room dividing screens. Downstairs there is a cosy living room, a separate kitchen and shower room. We feel the cottage could be extended into the considerable gardens to either the side or rear. These well established gardens meet the woodlands beyond the far boundary creating a feeling of seclusion. A parking space is recessed within the garden and this could easily be increased plus there is a second space in front of the cottage next to the well. This delightful cottage is now ready for its next chapter after the same ownership for several decades. The environs of Seagrove Bay and Priory Bay await with the cottage being just the briefest of strolls from these stunning beaches. The village centre is closer still and home to such popular establishments as The Seaview Hotel and The Old Fort seaside pub and restaurant. The well known Seaview Yacht Club is bound to appeal to budding sailors and those looking for like-minded social interaction. There is an indisputably appealing charm to coastal village life and this cottage has it by the bucket-full, excuse the pun!



Accommodation

Porch

Entrance Hall

Lounge/Diner

13'6 max x 9'9 max (4.11m max x 2.97m max)

Kitchen

7'7 x 7'6 (2.31m x 2.29m)

Shower Room

5'8 x 4'2 (1.73m x 1.27m)

Landing

Bedroom

18'1 max x 13'1 max (5.51m max x 3.99m max)

Currently this room is cleverly divided by opaque screens creating two bedroom spaces and a landing/study area.

Gardens

The pretty frontage is a flower filled lawn with a hedge boundary on one side. Access to the other side leads via the side garden to main extensive rear garden. This is wonderfully established with an array of mature trees merging into the neighbouring woodland. Steps lead down to the woodland almost as an extension to the garden.

Parking

A graveled space has been created within the garden accessed via the road in to the close. There is plenty of space to increase the parking capacity if preferred or needed. A second space sits in front of the cottage next to the well.



Tenure
Freehold

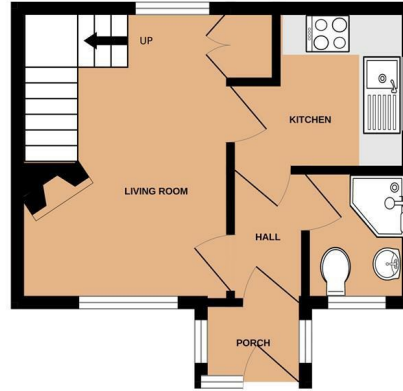
Council Tax
Band B

Services
Unconfirmed Electric, water and drainage.

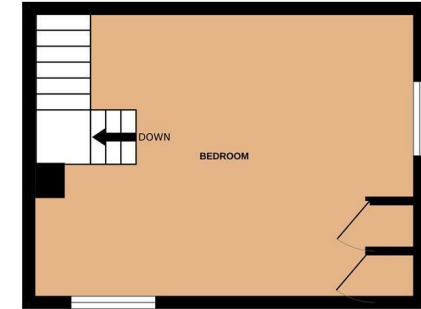
Agents Note

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
240 sq.ft. (22.3 sq.m.) approx.

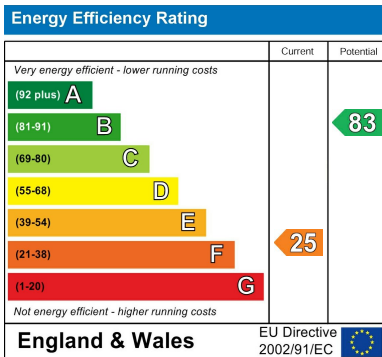


1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing: Date Time