

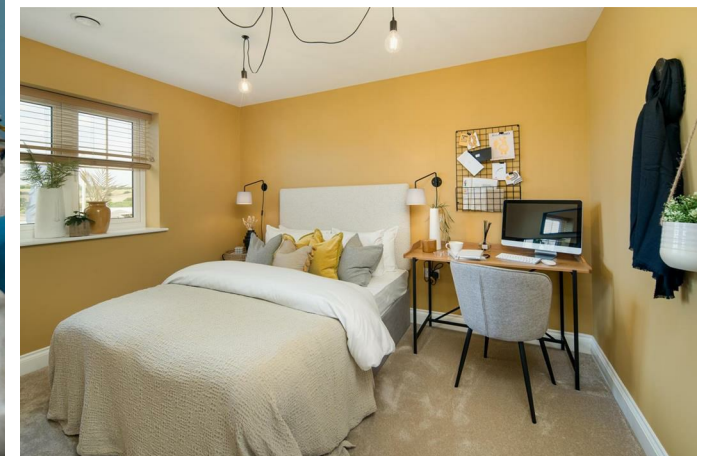


- Large Driveway For Parking
- PV (solar) Panels, Air Source Heat Pump & Underfloor Heating
- Award Winning Development for Build Quality
- Nominated for Residential Development of the Year 2025 at the South Coast Property Awards
- Lovely Garden
- 10 Year Build Warranty and Captiva Exclusive 2 Year Defect Warranty
- Utility Area
- Predicted EPC A - Super Efficient Home

Plot 23, The Shorwell, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

£324,995

Plot 23 is the one of the last remaining Shorwell style homes at Lily Cross Farm, offering an opportunity to own a home with the countryside on your doorstep. This charming semi detached house has been carefully designed to accommodate all the needs of the modern home owner. The separate sitting room will beckon in the evenings where one can relax in front of the television. However, during the day the open plan kitchen dining space will be the place to be for seamless access to the pretty garden and the pleasant vista this affords. In line with much needed requirements there are three bedrooms upstairs with the master being en suite and a separate family bathroom to avoid any queuing for daily ablutions. The driveway parking for two cars is conveniently positioned for off street parking. This appealing development is positioned within the village of Godshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. With a prime location, Plot 23 combines comfort, convenience, and charm, making it the perfect choice for anyone seeking a new home on the Island. Offered chain free and available soon.



Accommodation

Entrance Hall

Living Room

15'5" x 13'4" (4.70m x 4.06m)

Kitchen/Diner

12'4" x 11'6" (3.76m x 3.51m)

Utility Room

Cloakroom W.C

Landing

Bedroom 1

11'11" x 11'1" (3.63m x 3.38m)

En Suite

Bedroom 2

12'x9' (3.66mx2.74m)

Bedroom 3

8'3" x 7'3" (2.51m x 2.21m)

Bathroom

6'8" x6'7" (2.03m x2.01m)

Garden

Lawned gardens

Parking

Driveway parking

Tenure

Freehold

Council Tax

To be confirmed

Heating

Air source heat pump and underfloor heating

Flood Risk

Very Low Risk

Construction Type

Brick built cavity wall



Mobile Coverage

Coverage Includes: EE, Three, O2 & Vodafone

Broadband Connectivity

Openreach & Wightfibre Networks. Up to Ultrafast Available

Services

Unconfirmed gas, electric, water, drainage and broadband.

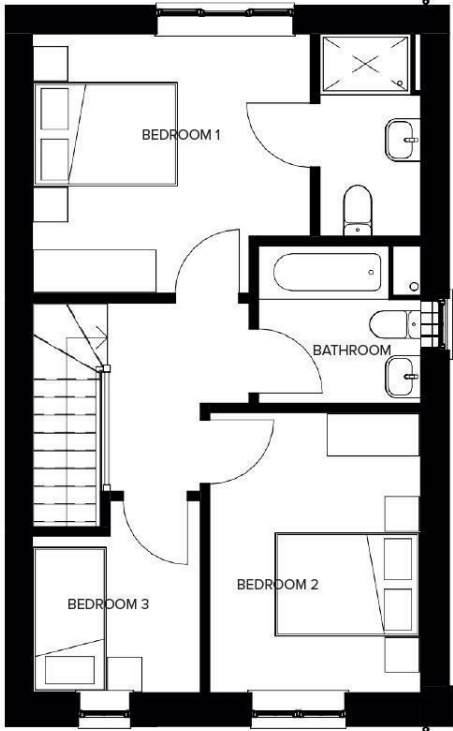
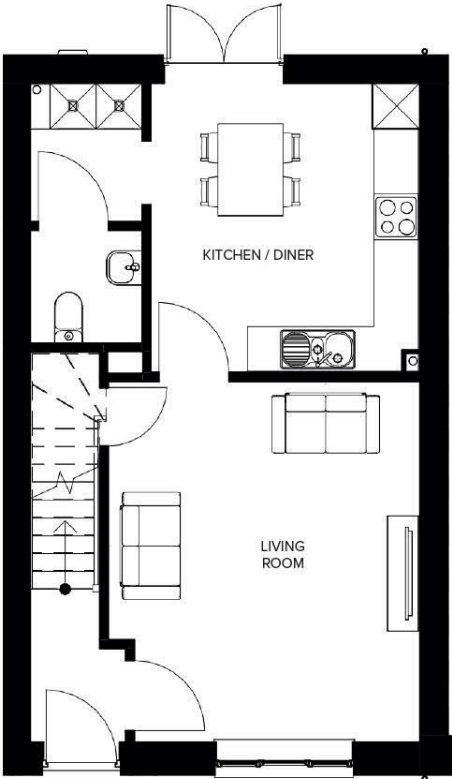
Agents Notes

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

Living Room
4710mm x 4061mm
15'5" x 13'4"

Kitchen / Dining
3775mm x 3509mm
12'4" x 11'6"



FIRST FLOOR

Bedroom 1
3641mm x 3395mm
11'11" x 11'1"

Bedroom 2
3660mm x 2760mm
12' x 9'

Bedroom 3
2514mm x 2206mm
8'3" x 7'3"

Bathroom
2030mm x 2000mm
6'8" x 6'7"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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