

SPENCE WILLARD



Great Whitcombe Cottage, Whitcombe Road, Carisbrooke, Isle of Wight

A charming period cottage set in a highly attractive position with fantastic country views set in approximately half an acre

VIEWING:

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Originating as a pair of cottages, this handsome building is listed grade II, and provides spacious accommodation with a range of period features. With views across open countryside to both the front and rear, the property provides a secluded and private setting in the midst of an Area of Outstanding Natural Beauty, whilst being within around a mile of Carisbrooke with its local shop and schools whilst Newport provides a wider range of facilities.

The cottage would benefit from a degree of repair and renovation but has great potential. Parts of the external stonework are in need of repair and the boot room is a basic structure also in need of repair/replacement. The two attic rooms were converted some time ago, now providing storage and requiring renovation.

ACCOMMODATION

GROUND FLOOR

A pair of glazed doors open to enclosed **ENTRANCE PORCH**. Part glazed door to:

SITTING ROOM A generously proportioned dual aspect room with an outlook over the garden and wonderful countryside views. Exposed beams and stone fireplace housing wood burning stove. Bookshelving, understairs cupboard and original front door to southern elevation, (currently sealed).

DINING ROOM A characterful room with a beamed ceiling and brick fireplace housing a solid fuel Rayburn, bookshelving.

KITCHEN Fitted with a range of bespoke units including solid timber worksurface with stainless steel sink unit with drawers and space for appliances including dishwasher, fridge, freezer and range cooker with extractor above. Shelved larder and adjacent storage cupboard. Lovely views including towards Carisbrooke Castle.

BOOT ROOM A basic lean-to addition with stable door to the garden. Tiled floor, space and plumbing for washing machine and dryer. Adjacent WC.

FIRST FLOOR

LANDING

BEDROOM 1 A spacious double bedroom with southerly country views. Alcove housing hot water cylinder.

BATHROOM Fitted with a modern white suite incorporating a bath with tiled surround with mixer tap and shower attachment. Washbasin and WC.

BEDROOM 2 A good sized double bedroom with attractive southerly country views. Chimney breast with built in hanging rails and shelving to either side.

BEDROOM 3 A double bedroom with views over the surrounding farmland. Built in cupboard.

BEDROOM 4 A single bedroom with a staircase leading to:

SECOND FLOOR

ATTIC ROOMS Comprising two basically converted rooms requiring renovation both of which have triple aspects including attractive arched windows to the end elevations, currently used for storage but with good further potential.

OUTSIDE

A private driveway leads down to the cottage where the driveway extends across both the northern and western elevations providing parking/turning space. Set in grounds of approximately half an acre with principally lawned garden to the east of the cottage with **GREENHOUSE**, enclosed by hedging, from which there are fabulous views whilst to the south a further garden area with a range of trees including magnolia and birch, fruit trees and a small pond which extends into a wooded area towards the western boundary where there is a basic open fronted store.

EPC The property is Listed

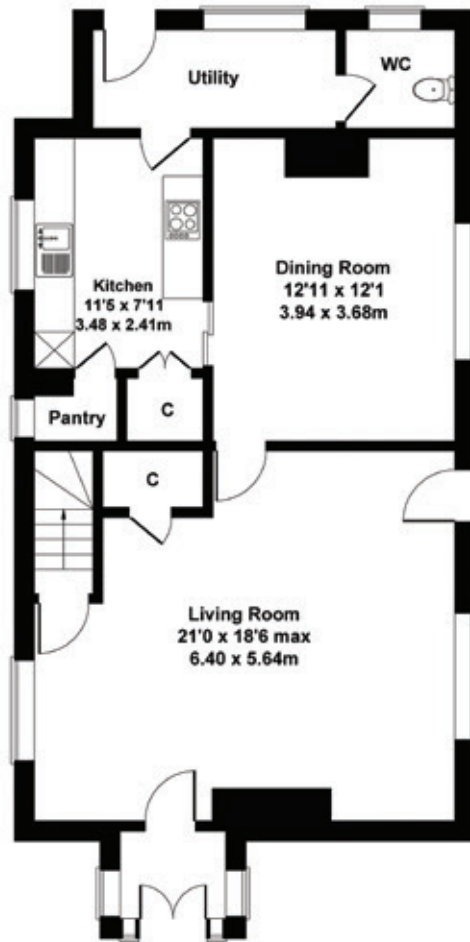
POSTCODE PO30 3DY

COUNCIL TAX Band E

SERVICES Mains water, electric and private drainage. Central heating via a solid fuel Rayburn which also has a back boiler (in addition to an immersion heater).

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

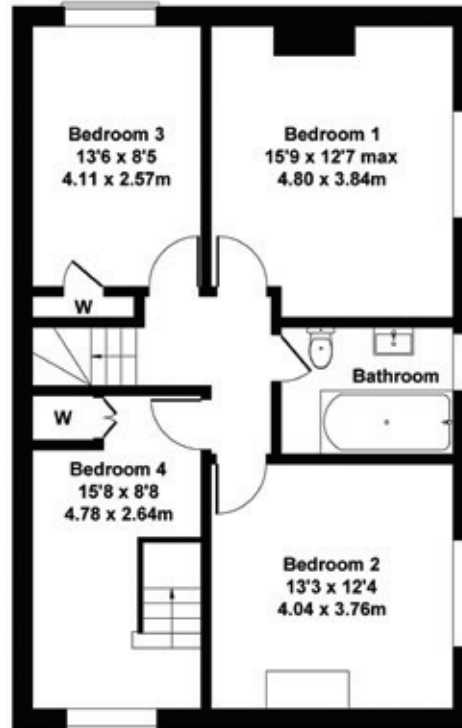




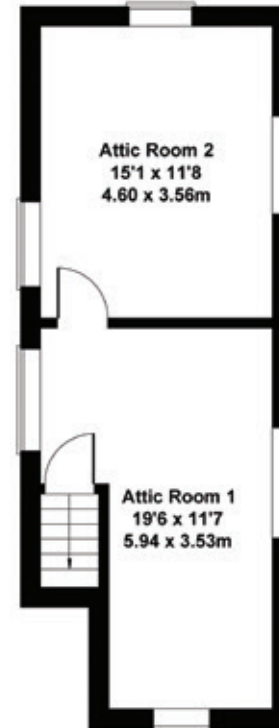
GROUND FLOOR

Great Whitcombe Cottage

Approximate Gross Internal Area
1932 sq ft - 179 sq m

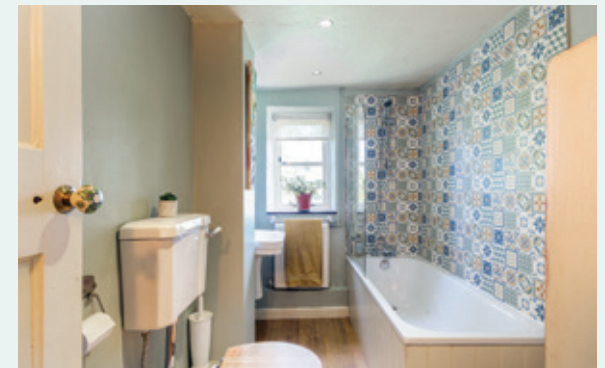


FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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