

SPENCE WILLARD



North End, Town Lane, Chale Green, Isle of Wight

A characterful thatched cottage set in just under half an acre in the picturesque West Wight village of Chale Green with commanding country views

VIEWING:

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North End is an attractive stone built Grade II Listed cottage believed to originate from 1750. The original part of the cottage is thatched, whilst later additions are principally under a slate roof. The property provides well-balanced accommodation and retains many original features. This charming property has gardens to the front, side and rear as well as having off road parking. The current owner has been both meticulous and passionate with the renovation of the cottage, paying close attention to retaining original features, using many traditional building methods and adhering to building regulation requirements for a Grade II listed property. The front of the cottage was rethatched in 2013 and the rear and ridge in 2020.

Situated within the Isle of Wight National Landscape (previously referred to as the Area of Outstanding Natural Beauty) Chale Green is only a short distance from the South Western coast of the Island, a small village with good access via local footpaths and bridleways to miles of stunning surrounding downland and countryside.

The principal town of Newport with a wide array of amenities including Marks and Spencers is approximately 7 miles away, whilst the seaside town of Ventnor with a range of restaurants, fish market and popular Botanic Garden is approximately 6 miles away.

ACCOMMODATION

ENTRANCE PORCH A light and spacious entrance overlooking the garden with ample room for coats and boot storage.

RECEPTION ROOM A good size dual aspect room with views over the garden. Beautiful exposed wooden beams, original flagstone flooring and working inglenook fireplace with log and coal burner installed. Ample room for small dining table and chairs, or seating. Storage cupboards.

WC With wash basin.

SITTING ROOM Charming dual aspect sitting room with original panelling, exposed stone walls and newly installed wooden flooring.



KITCHEN Attractive Indian sandstone floor with an array of base units with open shelving above. Worksurfaces with inset stainless-steel sink and drainer. Appliances include a five-ring range oven and hob with space to add extractor above, ample space and plumbing for a dishwasher or washing machine, and freestanding fridge freezer. Access to a side patio area accessed via barn door and separate door opening to the:

BEDROOM 3/STUDY A spacious south facing room filled with natural light, opening to the rear garden.

FIRST FLOOR

BEDROOM ONE Good size dual aspect double bedroom with exposed wooden flooring enjoying stunning views over the rear garden and local countryside beyond. Space for free standing wardrobes and access to Jack & Jill bathroom.

BEDROOM TWO A further dual aspect double bedroom with exposed wooden flooring, ample space for free standing wardrobe with views of the garden.

JACK & JILL BATHROOM Roll top bath with separate walk-in shower with glazed screen. Wash hand basin and WC.

OUTSIDE

The property is approached by a paved pathway with steps leading up to a small area of low maintenance garden with mature shrubs. Adjacent there is a gravelled driveway with off-road parking. To the rear of the property there is an enclosed patio and a decked area with side gated access and a **GARDEN SHED**. A pathway leads you up to the main garden, which is approximately ½ acre in size primarily laid to lawn with an array of mature shrubs and bushes. A gravel pathway meanders through the garden which opens on to a further lawned area, which backs on to open countryside with charming views, where there is a variety of mature fruit trees and a large vegetable patch, as well as a **LARGE WORKSHOP/STORE** and **GREENHOUSE**.

SERVICES Mains water, electricity, drainage. Coal/log fired back burner provides heat via radiators.

EPC Grade II Listed

COUNCIL TAX Band C

TENURE Freehold

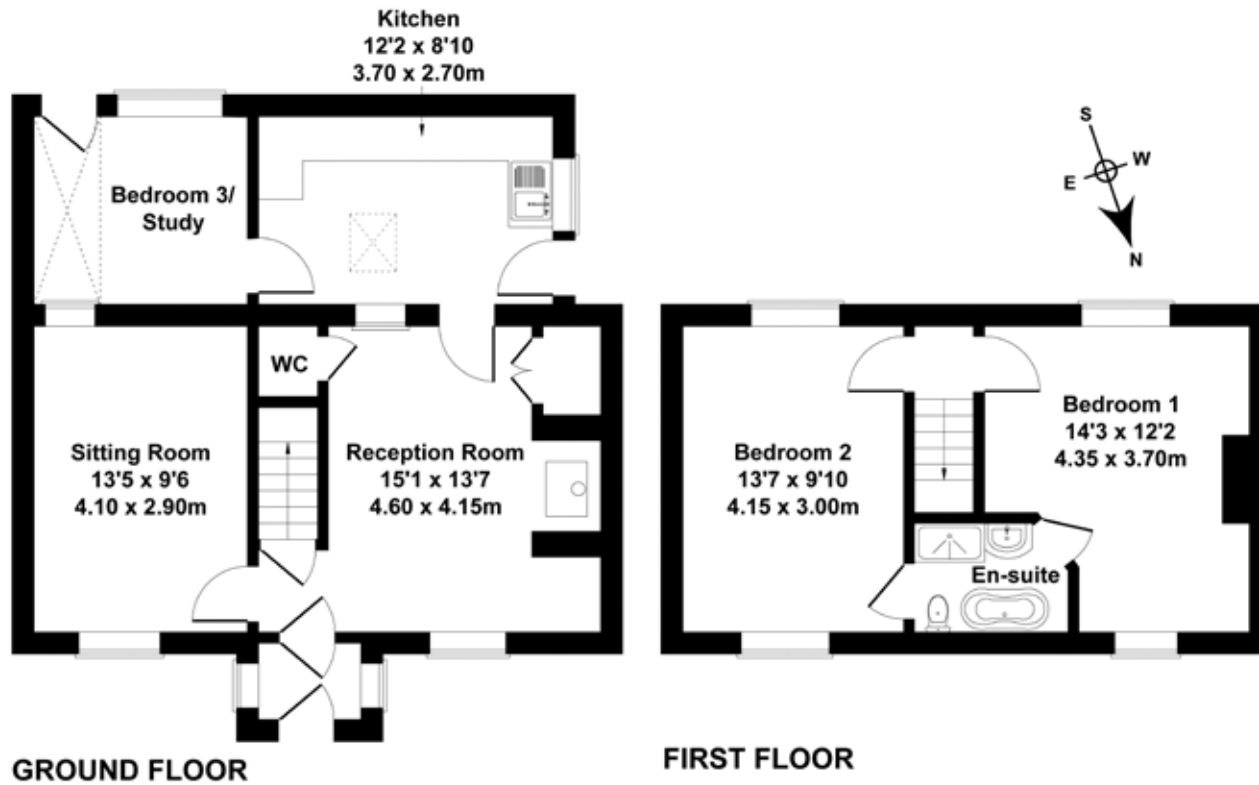
POSTCODE PO38 2JS

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



North End, Chale Green, PO38 2JS

Approximate Gross Internal Area
926 sq ft - 86 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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