

SPENCE WILLARD



Merstone Cottage, Merstone Lane, Merstone, Isle of Wight



A delightful and spacious village house with superb reception rooms set in about 2 acres of grounds with a coach house and barn

VIEWING:

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This fine period home provides light and spacious accommodation, designed to make the most of the southerly aspect and views over its grounds. There are particularly fine reception rooms with superb features as well as both a south and east facing verandah from which to overlook the gardens. The house is not listed and the majority of windows are wooden framed and double glazed. There is excellent storage and in all the property provides a really attractive and comfortable home.

To the rear of the house is a characterful detached former coach house currently providing a workshop and storage with potential for conversion. The grounds extend to around 2 acres and beyond wonderful mature gardens are a barn, woodland and a small paddock.

Merstone is a small village situated to the west of the Arreton valley, in an easily accessible position and just a few minutes drive from Newport with its range of facilities and with easy access to mainland ferry links. Surrounded by attractive countryside, there are a network of footpaths as well as access on to the Red Squirrel trail cycle path.

ACCOMMODATION

RECEPTION HALL A pair of part glazed doors open to the verandah and a wide staircase leads to the first floor. Quarry tiled flooring.

DRAWING ROOM A beautifully proportioned and light dual aspect room with a good ceiling height with French doors opening to the verandah providing a southerly outlook of the gardens. There is a largely glazed alcove with bench seating and book shelving and an attractive fireplace with stone and oak surround, drinks cupboard.

SITTING ROOM A particularly attractive and characterful room with old oak panelling throughout and a wide bay window overlooking the gardens with bench seating. The impressive oak joinery includes built-in cupboards and drawers with carved detail and an ornate surround to the fireplace which houses a woodburning stove. Oak flooring, door to storeroom.



DINING ROOM Well-proportioned with built-in shelved cupboards.

REAR HALL Quarry tiled floor and door to rear elevation, coats cupboard.

CLOAKROOM Wash basin and WC.

KITCHEN /BREAKFAST ROOM A dual aspect room fitted with a range of oak fronted cupboards with work surfaces, Stainless steel sink unit, oil fired Aga, adjacent 2 ring gas hob and integral dishwasher. The breakfast area incorporating a window seat.

UTILITY ROOM An extensive range of cupboards with worksurfaces and space for washing machine, dryer, chest freezer and fridge. This leads onto a lobby with a door to the driveway with a pantry beyond.

BOOT ROOM Fitted with a range of oak fronted cupboards with worksurface, stainless steel sink unit, oil fired boiler and stable door to rear verandah.

VERANDAH A wonderful open-fronted structure with a glazed roof extends across the southern elevation of the house clad in a mature wisteria with tiled flooring forming a superb covered alfresco seating and dining area overlooking the gardens. There is a further verandah on the north eastern corner of the house.

A wide staircase with shallow steps leads to the **FIRST FLOOR**

LANDING with a range of built in cupboards, including an airing cupboard.

PRINCIPAL BEDROOM SUITE approached via a dressing room with an outlook over the front garden and built-in cupboards leading to bedroom 1, a spacious dual aspect bedroom with wide windows providing views over the gardens.

BATHROOM ENSUITE Bath with mixer tap and shower attachment shower wash basin and WC.

BEDROOM 3 A good-sized double bedroom with a southerly outlook over the garden, fireplace with tiled surround and built-in cupboard.

BEDROOM 4 A double bedroom with westerly country views.

BEDROOM 2 A double bedroom with country views, built-in cupboards, one housing a hot water tank.

BATHROOM ENSUITE Bath with tiled surround and shower over, wash basin and WC

FAMILY BATHROOM Bath with shower over, wash basin, WC.



OUTSIDE

A gravelled driveway leads past the lawned garden culminating in an extensive turning and parking area adjacent to the house. The garden has a wonderful array of mature trees, providing a stunning and private setting. In all the property extends to approximately 2 acres including a range of outbuildings and a paddock. To the rear of the house is an attractive detached Coach house of stone construction retaining original features and offering further potential for alternate uses but currently comprises workshop with original timber panelling, a garage and store rooms.

To the east of the house is a lightly wooded area with further parking and a 3 bay barn, open fronted and timber framed, approx. 45 ft X 15 ft, served by power.

The woodland extends along the northern boundary through which paths lead and there are a wealth of spring flowers, including bluebells. Immediately to the south is a fenced paddock of just under half an acre adjacent to which there are raised vegetable beds Benefitting from the excellent local Arreton Valley soils. In all the property provides wonderful overall package in a highly attractive setting.

SERVICES Mains water and electricity, private drainage. Oil fired central heating.

TENURE Freehold

EPC RATING E

POSTCODE PO30 3DE

COUNCIL TAX Band G

VIEWINGS

All viewings will be strictly by prior arrangement with the sole selling agents,

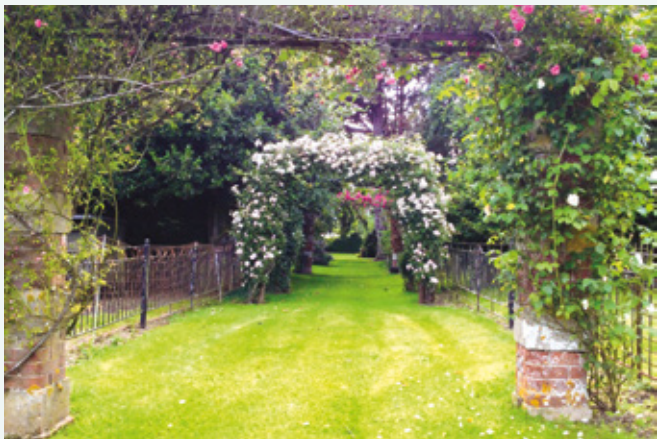
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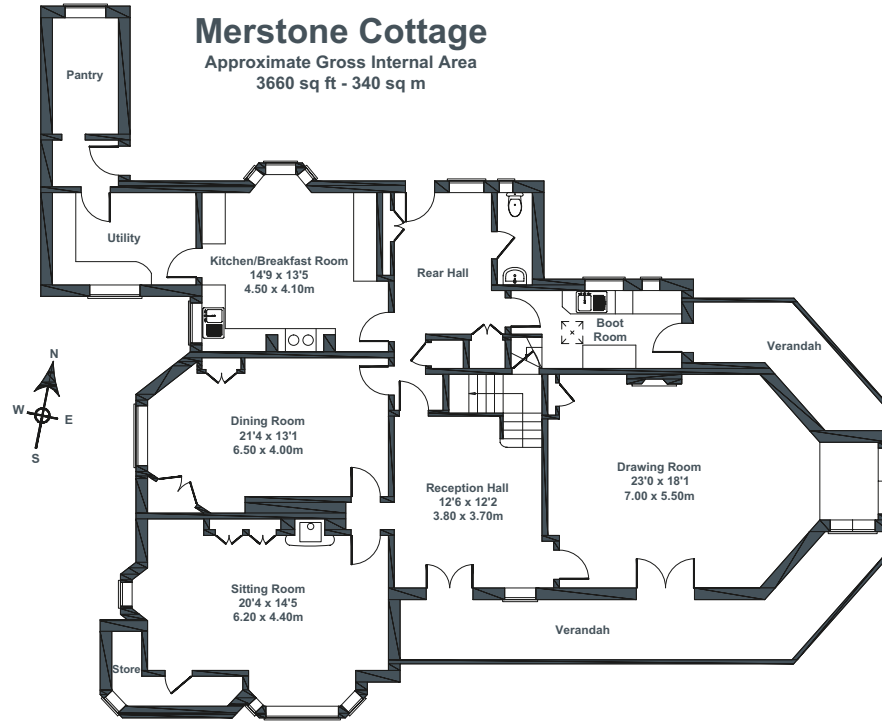
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Merstone Cottage

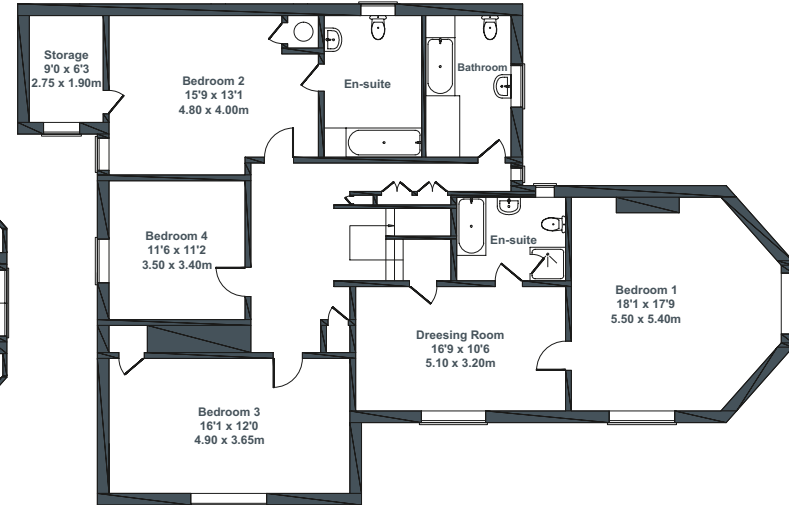
Approximate Gross Internal Area
3660 sq ft - 340 sq m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

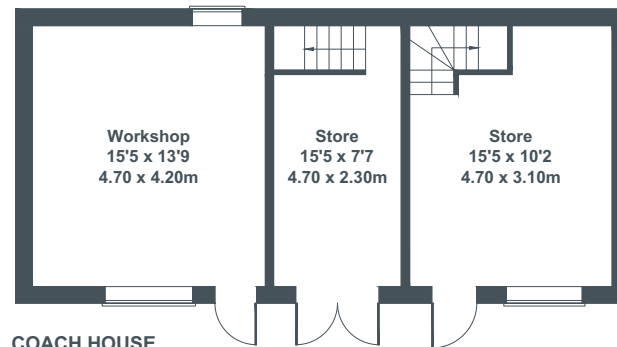
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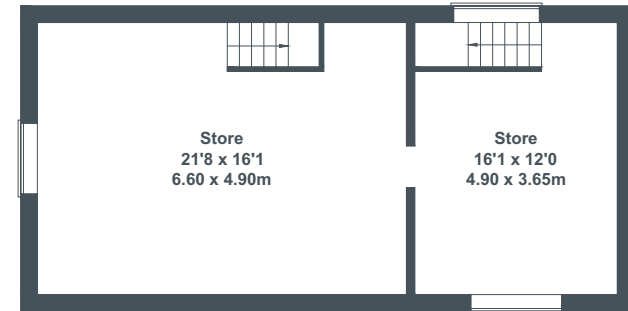
FIRST FLOOR

Merstone Cottage, Coach House

Approximate Gross Internal Area
1076 sq ft - 100 sq m



COACH HOUSE
GROUND FLOOR



COACH HOUSE
FIRST FLOOR

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