

SPENCE WILLARD



Coachmans Cottage, Castlehaven Lane, Niton Undercliff, Isle of Wight



# *A unique opportunity to own this pretty stone cottage, with four bedrooms, a large workshop space and glimpses of the English Channel*

VIEWING

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## **Coachmans Cottage**

This charming cottage has been enjoyed by the present owners and is now available to the market for the first time in over 50 years.

Stone-built, the cottage has attractive detailing including ornate wooden barge boards, and provides good sized family accommodation, however would now benefit from areas of refurbishment and modernisation.

Situated off of the popular Castlehaven Lane, Coachmans Cottage is accessed off of a private shared driveway and has an easily maintained area of garden extending to the western side of the cottage as well as off road parking for two cars.

Nearby Castlehaven is a particularly attractive bay, great for swimming, snorkelling and paddleboarding; as well as being home to the popular True Food Kitchen outdoor restaurant. The surrounding coastline is also popular with surfers and kite surfers. There are excellent coastal walks directly accessible from the property including around nearby St Catherine's Lighthouse as well as leading East towards other bays and coves such as Woody Bay and Orchard Bay.

## **Accommodation**

### **Ground Floor**

A part-glazed front door opens to the Entrance Hall.

### **Sitting Room**

A spacious dual aspect sitting room with space for both seating and dining areas. A brick chimney houses a woodburning stove set on a flagstone hearth making a lovely focal point of the room. Door to:

### **Kitchen**

Fitted with base units, sink, worksurfaces and space for freestanding appliances, including plumbing for washing machine. Overlooking and with access to the garden.

### **Shower Room**



Shower, wash basin and WC.

Workshop/Store

A large space with access opening to the external hardstanding.

First Floor

Stairs lead to a split landing

Landing

With storage cupboard.

Bedroom 1

A large double bedroom with sea glimpses.

Bedroom 2

A double bedroom with views over the garden.

Bedroom 3

A single bedroom with outlook to neighbouring garden.

Bedroom 4

Further double bedroom with great views of the English Channel.

Family Bathroom

Bath, wash basin and WC. Airing cupboard housing hot water cylinder and with slatted shelving.

Outside

The property is accessed through stone pillars, via a shared driveway that also leads to "Permaculture Island" situated just beyond Coachmans Cottage. The garden extends in a strip from the cottage towards Castlehaven Lane and comprises a partly lawned area bordered by shrubs and with a paved terrace accessed from the kitchen. There is a gated hardstanding to the eastern side of the cottage that provides off-road parking for two vehicles.

Postcode

PO38 2NB

Council Tax

Band A

EPC

Rating F

Services

Mains water and electricity. Oil fired central heating. Private drainage.

Tenure

Freehold

Viewings

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

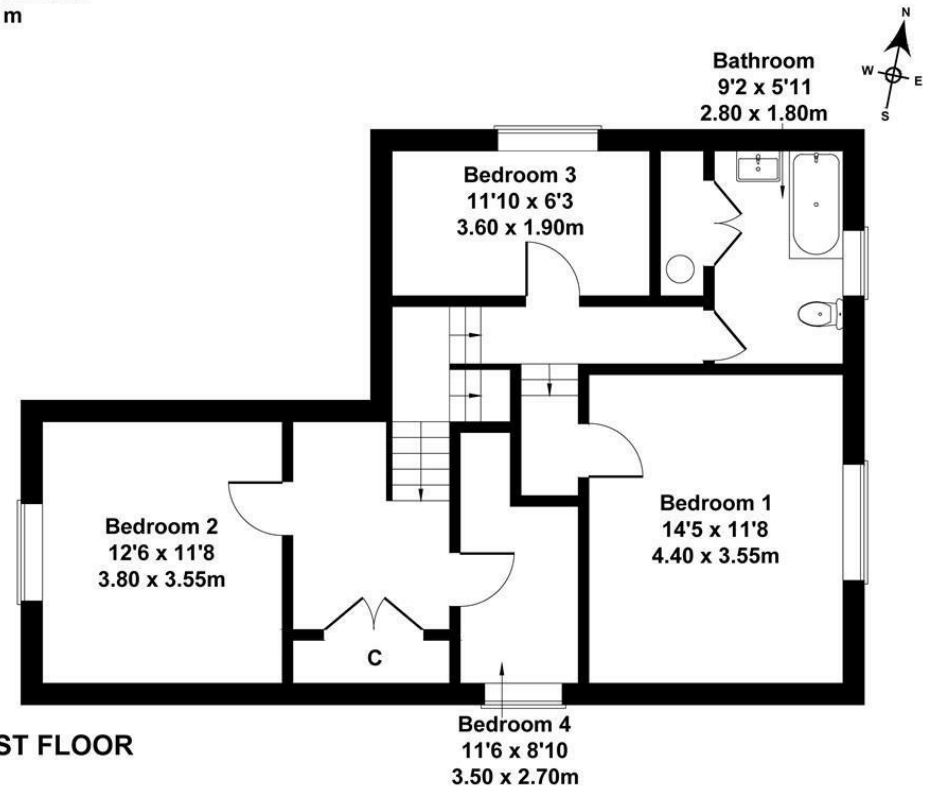


# Coachman's Cottage, Castlehaven Lane, Niton Undercliff, Ventnor, Isle of Wight, PO38 2NB

Approximate Gross Internal Area  
1582 sq ft - 147 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## 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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