

SPENCE WILLARD



Cottage 2 Stickworth Hall, Horrington, Isle Of Wight, PO30 3AP



# *A rare opportunity to purchase a refurbished two-bedroom cottage pleasantly situated in a rural location and set in communal gardens extending to around 3.5 acres*

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



An extensive refurbishment was commissioned by the Vendor using the well-regarded builders JR Buckettt & Son and included a complete re-modelling to provide an extremely comfortable home with a smart, modern interior. The property was re-wired, re-plumbed with a new central heating system, replacement double glazed windows and French doors, a beautifully appointed kitchen with good quality built-in Neff appliances and solid granite worktops. There has been extensive high-quality joinery throughout the accommodation with oak panelled interior doors, staircase and stylish bespoke cabinetry including shelving, storage cabinets, wardrobes and storage cupboards. To the ground floor, there is an attractive natural slate tiled floor with good quality carpets to the first floor and tiled floor to the bathroom.

Stickworth Hall was originally a fine Georgian property built in the late 1700's with various subsequent extensions. It was converted into apartments and cottages in the early 1990's. The property is tucked away at the end of a private lane in a quiet rural setting with convenient access to the close-by cycle path which stretches from Sandown through to Newport. Newport is approximately a fifteen-minute drive away and it is a similar length journey to Lake, Sandown and Shanklin, making this cottage ideally suited as either a permanent or second home/holiday retreat.

## ACCOMMODATION GROUND FLOOR

**OPEN PLAN KITCHEN/LIVING ROOM** A beautifully light designed bright and airy space with windows to the front and rear with double doors opening up onto a private area of garden with access and an outlook across the extensive communal grounds. There is an attractive Spanish multi-coloured slate tiled floor across the living and kitchen area. The living area has bespoke cabinetry built in either side of a chimney breast and display shelving. The kitchen area is well fitted with a quality range of

Nolte units with solid granite Indian Gold work surface over. There is a stainless-steel Franke sink unit with a triple mixer tap over featuring a separate filtered drinking water function and integrated Neff appliances comprising a washer/dryer, slimline dishwasher, a gas hob with a feature slide out extractor hood over and an eye level electric oven with a slide and hide oven door. In addition, there is a Liebherr fridge with freezer compartment. Handcrafted oak staircase leading to the first-floor landing with a useful understairs storage cupboard below. Other features include a built-in bespoke corner coat cupboard with coat hooks and useful shelving.

**FIRST FLOOR LANDING** Bespoke built-in wardrobe storage cupboard with drawers below.

**BEDROOM 1 A** double bedroom with a large dormer window to the rear offering a pleasant outlook over the communal grounds. Built-in bespoke cabinetry including wall shelving, chests of drawers and wall and mounted storage cabinets.

**BEDROOM 2** Dormer window to the front and built-in bespoke bedroom furniture comprising a wardrobe cupboard, wall shelving and a vanity dressing table with shelving above and below which can double up as a useful study desk.

**BATHROOM** Fitted with a good quality white suite comprising WC, wash basin and a bath with side mounted taps and Mira Sport electric shower over with glass screen. Fully tiled walls and a tiled floor which incorporates electric underfloor heating. Heated towel rail.

#### OUTSIDE

The cottage is located in a beautiful rural setting and is approached via a private access road into a gravelled communal car parking area with parking for all residents. To the front of Stickworth Hall is an attractive gravelled circular driveway with a central border.

The well maintained and extensive communal grounds extend to around 3.5 acres and are mainly laid out as parkland style gardens with a wide variety of established plants, trees and shrubs. To the rear of Stickworth Hall is a formal decorative area of garden and further down there is a large carp pond and wooded areas towards the boundaries providing privacy to the grounds. There are two communal storage buildings for the residents, (including a bike shed) and a communal washing line area in the gardens.

**SERVICES** Mains electric, gas and water. Private drainage. Gas fired central heating.





EPC Rating D

TENURE Leasehold, with 1/18th share of Freehold. 999-year lease from 1991 with a service charge of £3120 per annum to include water and drainage rates. Holiday lets are not permitted.

COUNCIL TAX Band C

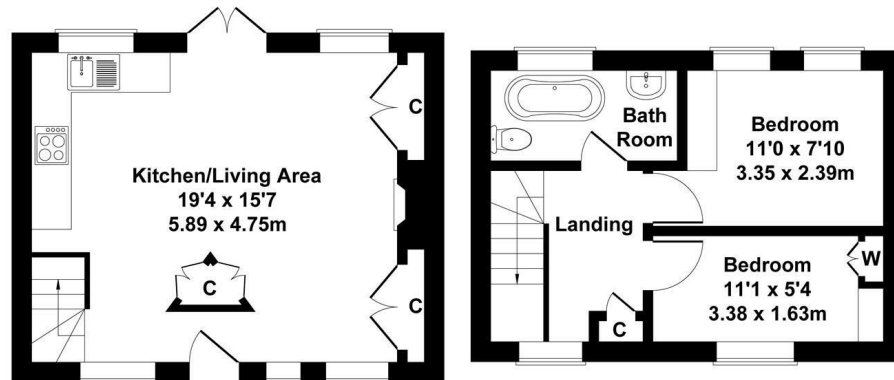
POSTCODE PO30 3AP

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



## Cottage 2, Stickworth Hall

Approximate Gross Internal Area  
578 sq ft - 54 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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#### Important Notice

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