

SPENCE WILLARD



Hillside Cottage, Bonchurch Shute, Bonchurch, Isle of Wight

A charming, detached period house situated in an elevated position providing sea views from both the house and gardens

VIEWING:

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The cottage occupies a superb, elevated location on Bonchurch Shute providing an open southerly outlook towards the English Channel. Set within one of the most picturesque villages on the Island, there are numerous sandy beaches within easy reach including Monks Bay, about a 15 minute walk. Bonchurch has the charming Bonchurch Inn whilst adjacent Ventnor has a range of bars and restaurants as well as shops, a popular fish market and botanic gardens.

Constructed in around 1839, this stone house is one of the oldest in the village and John Leach, Charles Dickens' illustrator was one of its first residents, living here whilst Dickens wrote David Copperfield at Winterbourne House, just down the Shute. The property has been upgraded and re-configured by the current owners and is set within an attractive garden with private parking. A range of period features remain including some period fireplaces, window shutters to the French doors in the drawing room and there are exposed wooden floorboards to the majority of the house.

ACCOMMODATION

GROUND FLOOR

ORNATE ENTRANCE PORCH With original front door leading to:

ENTRANCE HALL Period staircase with under stair cupboard.

CLOAKROOM WC and wash hand basin.

DRAWING ROOM A particularly spacious and elegant room with two glazed south facing bay windows incorporating French doors and original window shutters which give access to the verandah and front garden as well as providing sea views. There are fireplaces to either end of the room, (log burners proposed to be removed). Currently used as both a seating and dining area.

STUDY/BEDROOM 5 Wooden floorboards.



DINING ROOM/SNUG A glazed door opens to the rear garden. Stone chimney breast, flagstone flooring, cupboard housing gas fired boiler.

KITCHEN Extended by the current owners creating an attractive kitchen overlooking the garden with part glazed roof providing plenty of natural light. Fitted with a range of base and wall cupboards with wooden work surfaces incorporating a stainless steel 1 ¼ bowl sink with mixer. Gas fired Aga cooker, NEFF gas hob with Miele extractor fan over, plumbing for washing machine, American fridge/freezer and dishwasher. Door to rear terrace and garden.

**FIRST FLOOR
LANDING**

BEDROOM 1 A particularly light double bedroom with panoramic sea views, an open fireplace and a range of built in wardrobes.

EN SUITE SHOWER ROOM Fitted with a tiled and glazed shower, hand basin and WC. Attractive patterned tiled floor.

BEDROOM 2 A further impressive double bedroom with a wide glazed bay window providing southerly sea views. Period fireplace.

FAMILY SHOWER ROOM Fitted with a large walk in shower, wash basin and wc. Heated towel rail. Attractive patterned tiled floor.



BEDROOM 3 A double bedroom overlooking the rear garden with painted panelled walls and picture rail. Access to loft space.

BEDROOM 4 Double bedroom overlooking the rear garden with period fireplace and cupboard built into the alcove. Hatch access to roof space. Feature painted panelled wall.

BATHROOM Wooden panelled walls, fitted with a corner shower unit, wash basin, WC and central roll top bath. Airing cupboard with immersion heater. Fireplace and outlook over the garden.

SEPARATE WC With wash hand basin.

OUTSIDE

From the parking area, a path leads to the entrance of the property and a glazed door leads to an open fronted verandah at the front of the house, with a glazed roof and tiled floor, opening to a lawned cottage garden surrounded by various flowering shrubs and from which there are sea glimpses. Adjacent period greenhouse. To the rear of the property are a series of lawns and various borders and a large wooden decked terrace providing a delightful outdoor dining area from which sea views can be enjoyed. **TIMBER CLAD WORKSHOP/ STORE** (10'7 x 6'8) with light and power. At the top of the garden is a **STUDIO** (11' x 11') with painted panelled walls and wood effect flooring, to the front is an open verandah and deck, which enjoys stunning views of the English Channel

POSTCODE PO38 1NU

SERVICES Mains water, electricity, drainage and gas.

EPC Rating D

COUNCIL TAX Band E

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





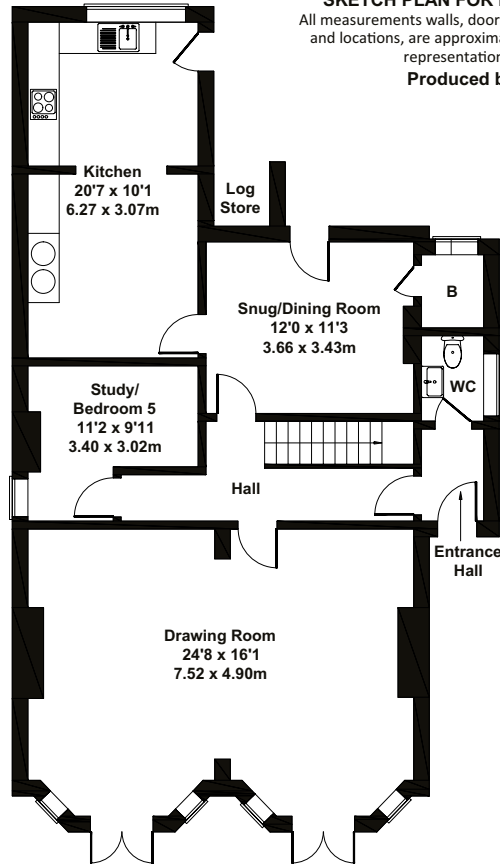
Hillside Cottage

Approximate Gross Internal Area
2076 sq ft - 193 sq m

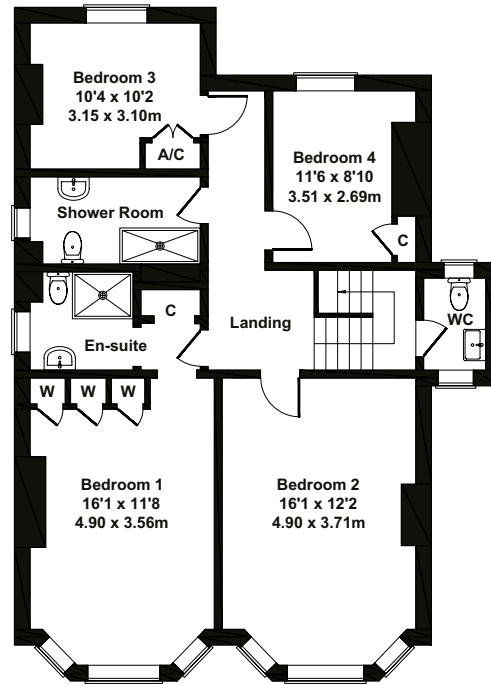
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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GROUND FLOOR



FIRST FLOOR



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