

SPENCE WILLARD



Bramble Cottage, Bowcombe Road, Carisbrooke, Isle of Wight

# *A charming cottage extended to provide extensive, well-presented accommodation with ample parking and an attractive garden with views over the Bowcombe Valley*

VIEWING

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



## **Bramble Cottage**

This attractive, semi-detached stone cottage has been extended over time to provide surprisingly extensive accommodation, retaining original features but with modern comforts such as double glazing and central heating. There is a particularly impressive and really spacious dual aspect sitting room with French doors to the adjacent terrace, benefitting from the wonderful views over the beautiful Bowcombe Valley. Original features such as fireplaces and doors remain. With two double bedrooms and a large bathroom on the first floor, the considerably larger ground floor offers versatile accommodation currently providing a further two bedrooms and a shower room. In addition to ample parking to the side and front of the cottage, there is a really attractive secluded rear garden including lawns, various borders, trees and shrubs as well as two terraces from which to enjoy the views.

Situated approximately a mile from nearby Carisbrooke with its Castle, pubs and convenience store, Bramble Cottage is situated in the heart of the picturesque Bowcombe Valley, designated an AONB and benefitting from direct access to wonderful country and downland walks and cycle paths. The central location on the island also means it is in within easy reach of all parts of the island including its varied coastline and beaches. Bramble Cottage has been used as a successful holiday let in recent years and could be purchased largely furnished if required, subject to negotiation.

## **ACCOMMODATION** **GROUND FLOOR**

**ENTRANCE HALL** Understairs cupboard.

**DINING ROOM** With space for a good-sized dining table with wide opening to:

**SITTING ROOM** A really spacious, dual aspect room with views across the Bowcombe Valley and French doors leading to the terrace and garden. Log burning stove set on a slate hearth.

**KITCHEN** Fitted with a range of base and wall cupboards, timber worksurfaces, sink unit, integral hob with extractor over, double oven and space for dishwasher. Tiled flooring extends throughout the kitchen and utility room.

**UTILITY ROOM** With stable door to garden and with space for American-style fridge freezer, washing machine and dryer.

**BEDROOM 4** A versatile, dual aspect room situated off the sitting room. Painted, exposed stonework.

**BEDROOM 3** With the option of being a further reception room with outlook to the front elevation and with an ornate fireplace with cupboards to either side.

**SHOWER ROOM** Shower, washbasin and WC.

#### FIRST FLOOR

**BEDROOM 1 A** dual aspect double bedroom with great views across the Bowcombe Valley featuring an ornate, period fireplace and airing cupboard housing hot water cylinder with slatted shelving.

**BEDROOM 2 A** double bedroom with downland views and original fireplace.

**BATHROOM** Large shower, bath with mixer tap and shower attachment, washbasin, WC and store cupboard. Country views.

#### OUTSIDE

To the front of the property is a concrete parking area with parking for two cars leading into a further gravelled driveway to the front of the house. Immediately to the rear of the cottage is a natural stone paved TERRACE with wide steps leading down to the secluded lawned garden planted with various trees and shrubs. A stone path meanders to a further TERRACE at the far end of the garden with BRICK BBQ from which the wonderful country views can be enjoyed. In addition, there is a range of modern TIMBER STORES with power and a small stone OUTBUILDING. The garden is enclosed by close board fencing and forms an attractive setting for the cottage, frequented by an array of wildlife.

Services Mains water (free of charge) and electricity. Private drainage to shared system. Oil fired central heating boiler.

Tenure Freehold

Business Rates: Current rateable value of £3,700 as a holiday let, resulting in no annual payment due to Small Business relief.

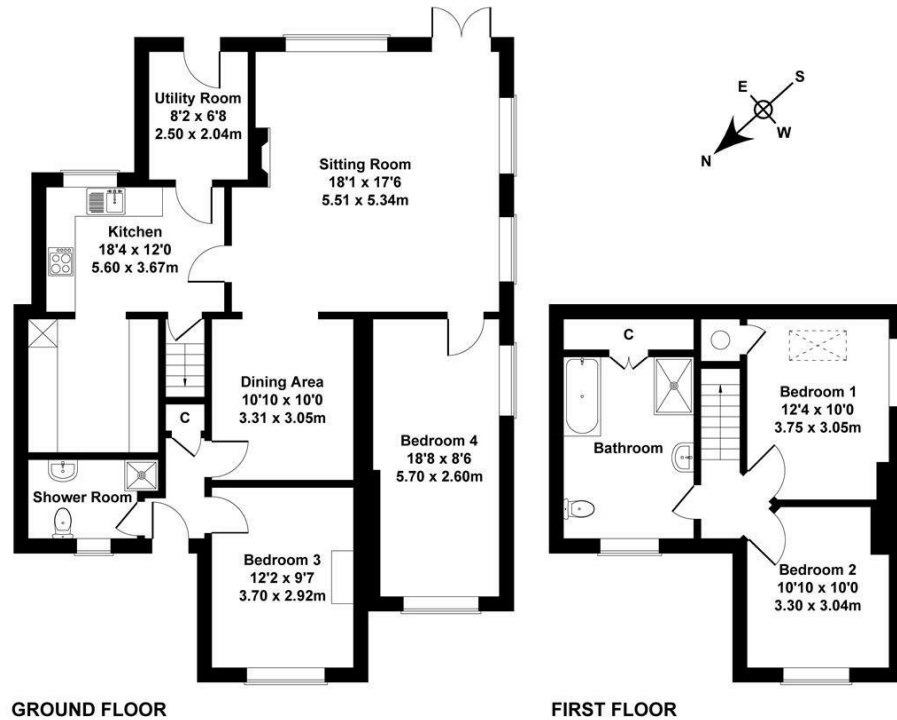
Postcode PO30 3HZ

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



## Bramble Cottage

Approximate Gross Internal Area  
1485 sq ft - 138 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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