

SPENCE WILLARD



Kipper Cottage, Woodside Road, Wootton Bridge, Isle of Wight

# *A detached two bedroom property set in a tranquil location, offering light and spacious accommodation and enjoying wonderful views of the Creek*

VIEWING

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## **Kipper Cottage**

Originally part of East Lisle Court, Kipper Cottage was converted in the early-2000's to form a delightful two bedroom property with open-plan living space opening to a large terrace to enjoy it's position with beautiful garden and views of the Creek.

The property is set back from the quiet, private road, making for a tranquil setting from which to enjoy the wonderful views, as well the array of local wildlife, including an array of birds, foxes and Red Squirrels. Making the most of its situation, there is a Creekside terrace with Summer House, leading to a Pontoon Mooring and access to the Creek.

## Accommodation

Approached over a gated gravel driveway, a pathway leads to the front door opening to:

### Open-Plan Kitchen Living Room

A light and spacious room with dual aspect and vaulted ceiling with Velux window. The kitchen area has a window overlooking the front of the property and is fitted with a range of base units with worksurfaces over with 1½ bowl stainless steel sink unit inset. There is a single oven, electric hob with extractor over and space for a fridge. Open to the Living area there is space for both dining and seating, fitted with an electric log burner, making for a sociable space with sliding doors opening to a large, decked terrace overlooking the garden and Creek beyond.

### Bedroom 1

A triple aspect double bedroom with vaulted ceiling, fitted with wardrobe cupboards and with French doors opening to the decked terrace, enjoying views of the garden and creek beyond.

### Shower Room En-Suite

Largely tiled throughout and fitted with Shower cubicle, wash basin and WC set in vanity unit. Shelved storage and heated towel rail.

### Bedroom 2

A further double bedroom with vaulted ceiling and French doors opening to the rear terrace enjoying the view.

#### Bathroom En-Suite

Bath with shower over, wash basin, WC and heated towel rail. Door to:

#### Utility/Airing Cupboard

Housing hot water cylinder and with space and plumbing for washing machine with slatted shelving above.

#### Outside

The property is set back from Woodside Road accessed via the driveway leading to East Lisle Court, with both pedestrian and vehicular gated accesses. To the front of the property there is a gravel driveway with parking and a large shed. To the rear of the garden there is a large, decked terrace leading from the living area and both bedrooms which enjoys an outlook over the delightful garden mainly laid to lawn with a path meandering through to the spacious Creekside terrace, with views of the Creek and to the Solent. There is a Summer House (23'3 x 11'8) with power and lighting that is largely glazed, offering enjoyment of the Creek and Solent views all year round, with a useful store to the rear. The Pontoon Mooring is approx. 20ft in length.

#### Services

Mains water and electricity. Heating provided via electric storage heaters. Private drainage.

#### Miscellaneous

The property is limited to use as a Holiday Home.

#### Charges

£100 is paid on an annual basis for a contribution to the maintenance of Woodside Road.

#### Council Tax

Current rateable value of £3300 as a holiday let, resulting in no annual payment due to Small Business Rates Relief.

#### Tenure

Freehold

#### EPC

Rating E

#### Postcode

PO33 4JR

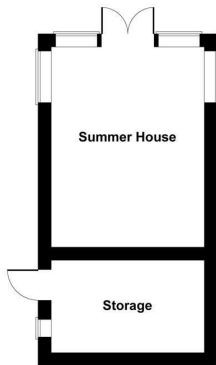
#### Viewings

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

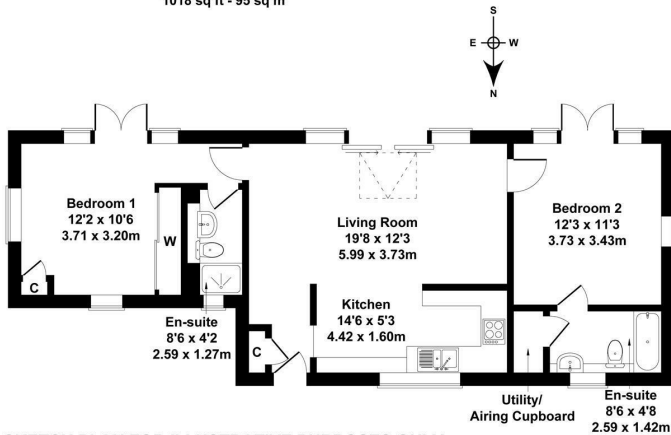


## Kipper Cottage

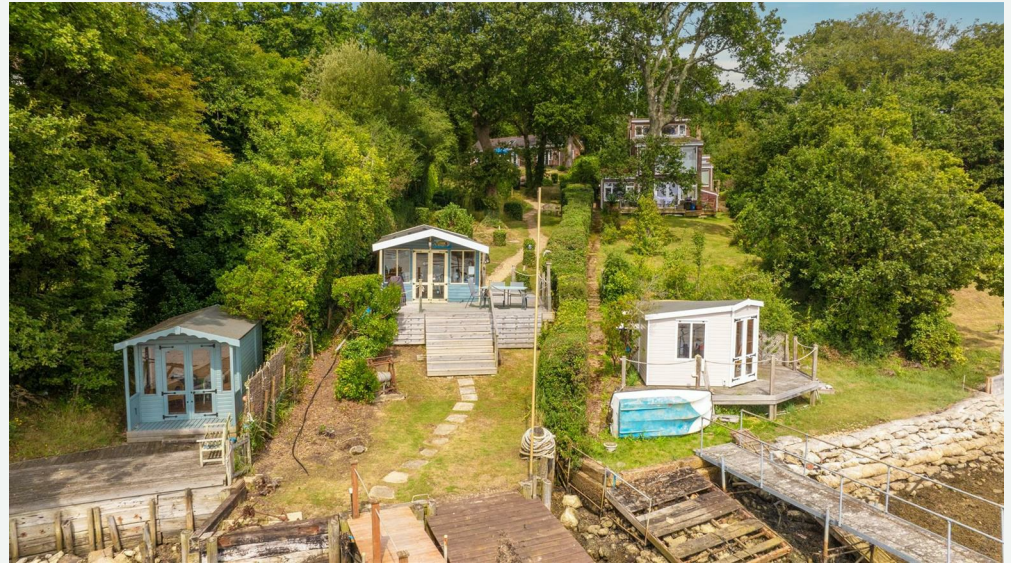
Approximate Gross Internal Area  
1018 sq ft - 95 sq m



**Summer House/Store**  
23'3 x 11'8  
7.09 x 3.56m



**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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