

SPENCE WILLARD



Belvedere Cottage, Old Park Road, St Lawrence, Isle of Wight

# *A beautifully refurbished period cottage situated in a quiet and sought-after coastal location with direct access to excellent walks*

VIEWING:

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Built approximately 1870, the cottage was originally the coach house for Belvedere House and was subsequently split into two cottages. Having been subject to a sensitive refurbishment and reconfiguration, the cottage benefits from having both characterful and modern comforts. The property has been comprehensively refurbished including new electrical, plumbing and heating installations along with new kitchens and bathrooms. The ground floor has natural stone flooring throughout with underfloor heating and refurbished old wooden floorboards.

A superb open plan living space is focused around a double-sided wood burning stove that separates the kitchen/dining room and sitting room. The property has been fitted with wooden-framed double-glazed windows and doors throughout and retains a wide array of original features such as stripped pine doors whilst all three double bedrooms have period fireplaces (currently sealed).

St Lawrence is an idyllic location with a beautiful, rustic coastline and many impressive coastal and country walks directly from the doorstep. Woody Bay and Binnel Bay can both be reached within 10 minutes on foot. Old Park Road enjoys a particularly quiet, picturesque location within the village, yet is only a short walk from the village grocery shop. The neighbouring town of Ventnor provides various amenities, such as individual shops, a doctor's surgery, an array of fine eateries and a superb, sheltered beach. This area is renowned for having a warm and sunny micro-climate with the Ventnor Botanic Garden nearby.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE HALL** Panelled and part glazed front door to a spacious entrance to the cottage with natural stone flooring and brick arch opening to a fireplace (sealed). Coat hooks. Cupboard housing electric boiler. Staircase to first floor.



**SHOWER ROOM** Well fitted with a large shower, washbasin set in vanity unit and heated towel rail. Adjacent WC.

**SITTING ROOM** A beautifully light room extending into a wide south facing bay with a series of windows providing generous ceiling height, natural stone flooring. Double-sided wood burning stove, either side of which are openings to the kitchen/dining room creating a superb largely open plan living space overlooking the garden.

**KITCHEN/DINING ROOM** The kitchen is flooded with light from Velux windows as well as windows to either side and opens into the dining area from which there is an outlook through a part-glazed door to the garden. The kitchen is fitted with a range of built-in cupboards with solid oak worksurfaces, a ceramic sink unit with mixer tap and a range of integral appliances including an oven, four-ring hob with extractor over, dishwasher and space for an American-style fridge freezer.



**UTILITY CUPBOARD/LARDER** With space for a washing machine with shelving above.

#### FIRST FLOOR

Accessed by the original Victorian staircase with stripped pine treads leading to a **LANDING**.

**BEDROOM 1** A good-sized double bedroom with a westerly aspect and outlook over the garden. Period fireplace and wooden floorboards.

**BEDROOM 2** A double bedroom with an outlook over the rear garden and to the downland. Period fireplace and wooden floorboards.

**BATHROOM** Well-appointed with a bath with tiled surround and separate shower over, washbasin set in vanity unit, WC and cupboard housing direct hot water cylinder. Mirror-fronted cupboard and heated towel rail.

**BEDROOM 3** A double bedroom with a southerly aspect and sea views. Period fireplace and wooden floorboards.

Items of furniture are available by separate negotiation.

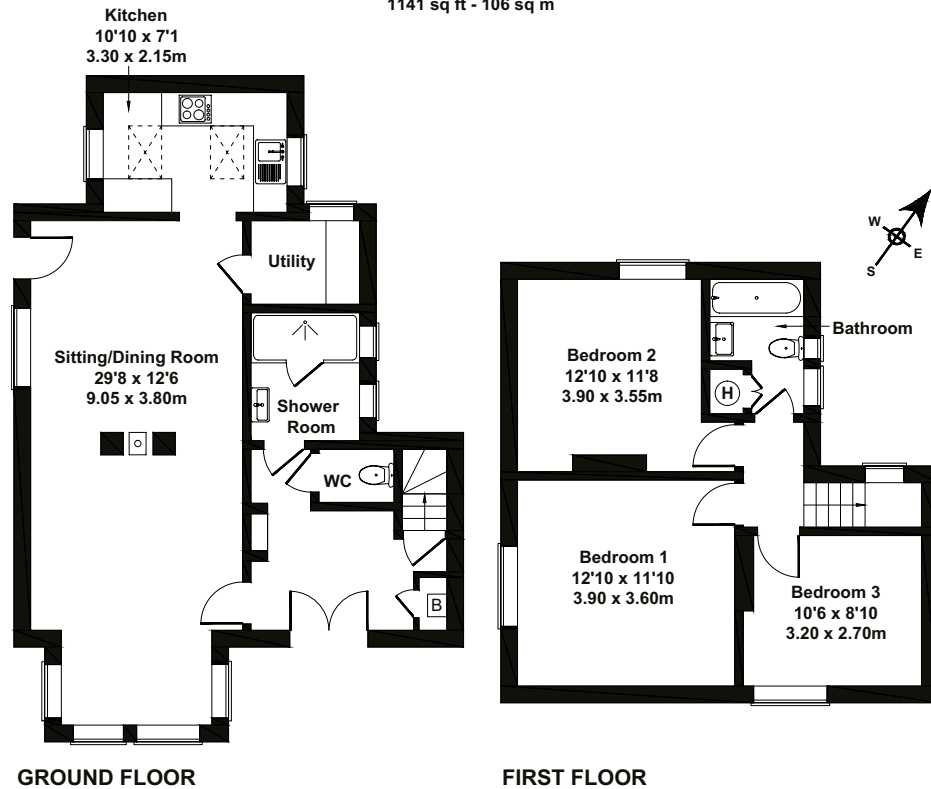
#### OUTSIDE

A pair of timber gates hung on impressive old stone gate pillars open to a parking area to the front of the house which can accommodate a number of cars. The south facing landscaped gardens incorporate lawns, borders and various seating areas. To the rear of the cottage is a raised garden with a generous stone paved terrace from which the southerly sea views can be enjoyed, an adjacent lawned garden and timber garden store. There is outside lighting and water.



## Belvedere Cottage, PO38 1XJ

Approximate Gross Internal Area  
1141 sq ft - 106 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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**SERVICES** Mains water, electricity and drainage. Electric central heating.

**EPC Rating** F

**TENURE** Freehold

**COUNCIL TAX** Band D

**POSTCODE** PO38 1XU

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

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