

SPENCE WILLARD



The Haven, Seven Sisters Road, St Lawrence, Isle of Wight

A characterful cottage providing particularly light accommodation with a south facing garden and sea views in addition to a versatile chalet

VIEWING:

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Originating as a Victorian stable block with apple stores above for nearby St Rhadagunds, this attractive period building was later converted into a lovely end of terrace cottage. It benefits from wonderfully light and characterful accommodation with high ceilings on the ground floor. Original features such as the dressed stonework and hook for raising apples into the upper floor remain. The property has been improved in recent years with the installation of aluminium framed windows and doors in 2023 and a new bathroom with Heritage fittings. The large south facing garden with sea glimpses provides an idyllic setting whilst the cabin to the far end of the garden includes a large decked terrace from which the sea views can be enjoyed.

The cottage is situated in a sheltered south facing position within the popular coastal village of St Lawrence. There is direct easy access to the nearby rustic coastline and many impressive coastal and country walks including various coves and bays. The village has a local grocery shop and 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. The area is renowned for having a warm and sunny micro-climate with the Ventnor Botanic Gardens nearby.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with coat cupboard and separate **UTILITY CUPBOARD** with space and plumbing for stacked washing machine and tumble dryer with extractor fan.

KITCHEN/DINING ROOM A beautifully light, south facing room with hand-built kitchen including a range of cupboards with hardwood and marble worksurfaces with inset sink unit. Solid oak flooring, high ceiling and a large window that gives a southerly outlook over the gardens. A pair of partially glazed doors open to:



SITTING ROOM A really nicely proportioned room with a southerly outlook over the garden along with a part-glazed door opening to the garden. Solid oak flooring, wood burning stove, understairs cupboard providing shelving and housing wall-mounted Vaillant gas-fired boiler installed in approximately 2022.

**FIRST FLOOR
LANDING**

BATHROOM Recently refurbished to a high standard comprising a white Heritage suite including a bath with separate shower over and shower screen, washbasin set in vanity unit and WC. Tiled throughout.

BEDROOM 2 A large double bedroom with a westerly outlook.

BEDROOM 1 A really good-sized double bedroom with southerly views over the garden and to the English Channel. Ornate, original fireplace.

SECOND FLOOR

STUDY/BEDROOM 3 A characterful room with sloping eaves with Velux window providing southerly views and under eaves storage. Used as a single bedroom with low level access to a useful attic storeroom.

OUTSIDE

Impressive stone gate pillars open to a shared gravelled drive providing **PARKING** for one car. A paved path leads through a small walled front garden to the front door. The rear south facing garden, with access from both the house and driveway, is a superb feature. The garden is largely lawned and flanked by mature beech hedging to either side which extends up to an old stone wall where there is an opening into a further attractive south facing lawned garden flanked by various borders, trees and shrubs, and a garden store. To the far end of the garden is a timber chalet providing a **STUDIO/ANNEXE** erected in approximately 1996 with a large adjacent decked terrace providing great overflow living space with open plan **BEDROOM/LIVING ROOM, SHOWER ROOM** and an adjacent chemical WC.

Note - there is a pedestrian right of access for the adjacent cottage to access their garden which is only used on rare occasions.

SERVICES Mains water, electricity, shared private drainage and Calor gas. Gas-fired central heating.

EPC Rating F

TENURE Freehold

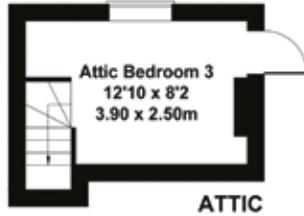
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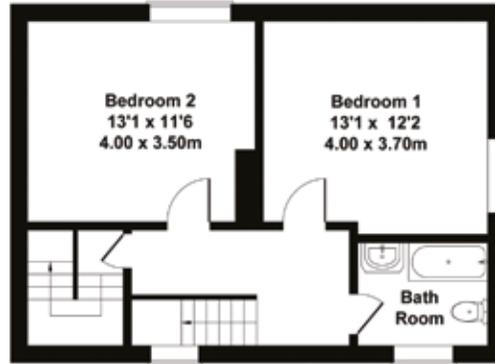
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



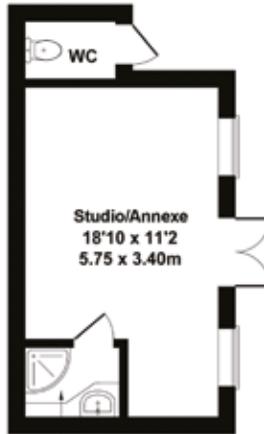
The Haven
Approximate Gross Internal Area
1324 sq ft - 123 sq m



ATTIC



FIRST FLOOR



OUTBUILDING



GROUND 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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