

SPENCE WILLARD



Spring Cottage, Undercliff Drive, St Lawrence, Isle of Wight

Occupying an elevated position with superb southerly sea views, this fine 16th Century 3/4 bedroom cottage with light airy accommodation and attractive tiered gardens

VIEWING:

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Dating back to 1573, Spring Cottage has had a colourful history, once as a smuggler's tavern known as "The Duck" but for the past few hundred years the property has been a residential home. Spring Cottage occupies a unique elevated position in St Lawrence, an incredibly desirable location within the neighbouring area and still close to the coastal resort of Ventnor. The property also backs onto Pelham Woods, a sloping woodland that was part of the manor of St Lawrence in 1611

The outside space is a gardener's paradise, south facing and originally designed & planted by the previous owner, creating a calm and peaceful area of great interest & variety. Designed over different terraces with the top terrace opening out onto a large extensive garden with summer house taking in stunning coastal and sea views.

Originally built in Island sandstone and designed over two floors, with three bedrooms and two bathrooms (master ensuite) Detached self-contained studio/office (or overflow accommodation) with separate shower and WC. Electric and broadband connection. During its current ownership, the property has been extensively renovated for modern family living.

Due to its positioning on the Island, nearby Ventnor is well known for its unique microclimate with more sunlight hours than the rest of the Island with a superb, sheltered beach. The town centre is a popular destination for eateries, bars, coastal pubs, boutique shops and parks. Ventnor's Botanic Garden being nearby. The renowned Ventnor Fringe is the Isle of Wight's largest mixed arts festival, with hundreds of artists travelling to showcase new work.

The property would appeal to a variety of purchasers including those looking for a main home, or as an investment/second home property and is available **CHAIN FREE**.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A good size hallway with stable door entrance. Ample space for coats and boot rack. Access through to the principal rooms.

KITCHEN A traditional style fitted kitchen with a range of base and wall mounted units. Built in new double oven with electric hob and overhead extractor fan. Built in fridge and freezer. Glass panelled roof and sides with sea views. Access onto the garden. Tiled flooring throughout.

DINING ROOM Large stone surround fireplace with solid fuel AGA and back burner. Tiled floor throughout. Walk-in **LARDER**. Ample space for dining table and chairs to accommodate 8 people.

SITTING ROOM Spacious reception room with beautiful, exposed wood flooring. Large cast iron multi fuel burner. Views out over the garden and patio area.

SNUG Most likely the oldest part of the property with large inglenook fireplace with log burner and beamed ceiling. Dual aspect with views out over the garden. Stairs to first floor landing.

FIRST FLOOR

BEDROOM 1 Large **DOUBLE** bedroom with views over the garden and sea views. Original cast iron fireplace. Elegant full height fitted wardrobes.

ENSUITE BATHROOM Bath with overhead shower. Wash hand basin, WC, heated towel rail.

BEDROOM 2 A good sized **DOUBLE** bedroom with built in spacious wardrobes. Sea views.

BEDROOM 3 Single bedroom with exposed wooden flooring

SHOWER ROOM - Large walk in shower with glass door and panels, wash hand basin with vanity unit below, WC and airing cupboard.

OUTSIDE - Fully renovated detached **STUDIO/OFFICE** (or overflow accommodation) Good size reception room with Velux windows creating a light spacious area. Power and Wi-Fi connection. Separate shower room with glass panel. Wash hand basin and WC. Floor tiled throughout.

Driveway parking for 2 to 3 cars with **ELECTRIC CAR CHARGER**. Pathway leading to the main entrance and gardens. Additional side gated access with parking, storage and access through to the kitchen. Beautiful, tiered gardens with stunning sea views and rambling paths. An abundance of mature shrubs, bushes and trees including fruit varieties. The garden is split into numerous sections to include a large vegetable garden with greenhouse, stone built storage shed, numerous patios and seating areas. Large level top tier with **SUMMER HOUSE** with shower and WC. (new wooden steps needed to the front of the summer house)

POSTCODE PO38 1UW

TENURE Freehold

COUNCIL TAX Band E

EPC RATING F

SERVICES Mains water, electricity, drainage via specialist waste treatment plant. Solid fuel (AGA) fired central heating with back boiler and panelled radiators

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



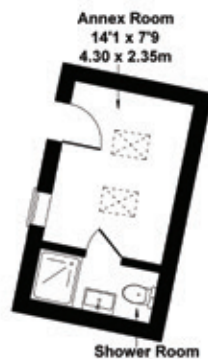
Spring Cottage, Undercliff Drive St Lawrence, Isle Of Wight, PO38 1UW

Approximate Gross Internal Area
1528 sq ft - 142 sq m
(Excluding Outbuilding)

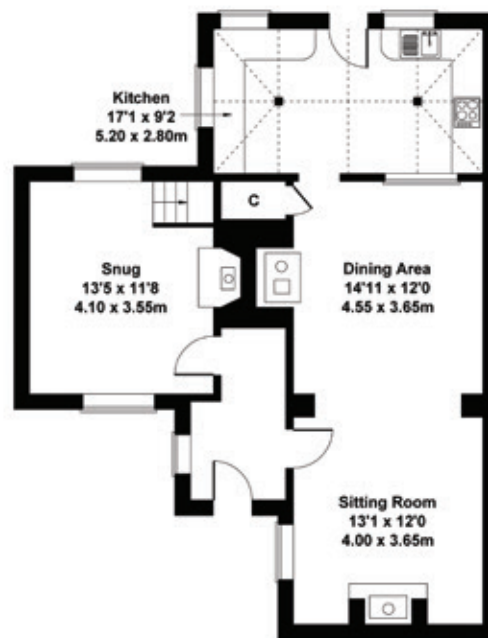
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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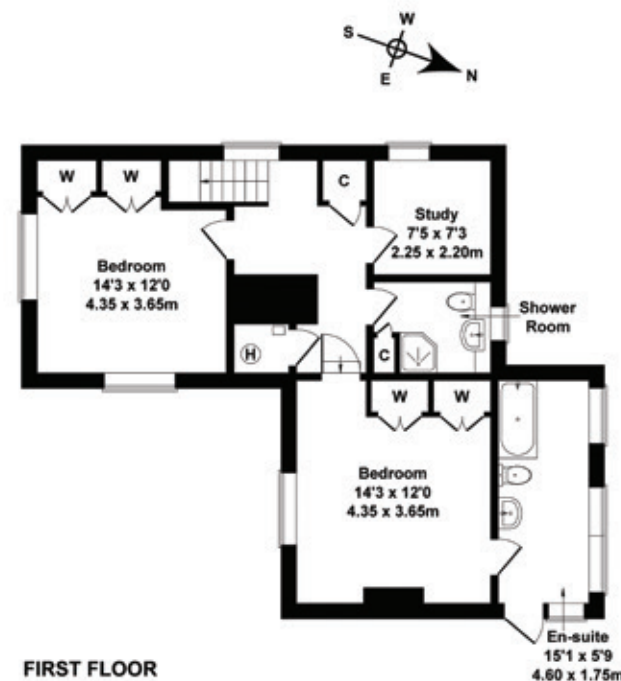
OUTBUILDING



ANNEX



GROUND FLOOR



FIRST FLOOR



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