

SPENCE WILLARD



Grants Cottage, Lynch Lane, Calbourne, Isle of Wight

A quintessential, detached stone cottage situated within the historic heart of the village, exuding character and benefitting from a west facing garden

VIEWING:

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Kitchen / Living Room

This beautiful cottage occupies a tranquil position within the historic heart of the village in a Conservation Area close to the ancient church which is a short walk from Winkle Street, backing on to the village cricket pitch. Great country walks can be accessed directly from the cottage including onto the nearby downland whilst the village is also on a bus route with easy access to Newport and Yarmouth. Coastal walks around Compton or Newtown are just a few minutes drive away.

Believed to originate from the 18th Century, the detached cottage is Listed Grade II and retains a wide range of characterful features and also benefits from the comfort of double glazing virtually throughout. The ground floor comprises of a particularly spacious kitchen/living room with Aga and there is also a delightful further sitting room and a useful boot room. There are three double bedrooms, a bathroom and separate WC along with a mature west facing garden with a versatile historic outbuilding. William Long, author of the *Isle of Wight Dialect Dictionary* was born in the cottage in 1839. The cottage has been used as a successful holiday let in recent years and a purchaser has the option of taking it on as a going concern with bookings for Summer 2025. Vacant possession can also be provided.

ACCOMMODATION

ENTRANCE LOBBY opening to:

KITCHEN/LIVING ROOM A characterful double aspect living room combining a kitchen along with generous seating and dining areas. There is a wealth of fine, exposed beams and outlook over the front and rear gardens. The kitchen area to the rear comprises a range of base cupboards with worksurfaces, stainless steel sink unit and integral oven with hob and extractor over, space for dishwasher and fridge-freezer. Gas-fired two oven Aga provides a focal point to this charming room.



Kitchen / Living Room



SITTING ROOM A nicely proportioned and yet cosy south facing room with fireplace housing wood burning stove with book shelving to either side.

BOOT ROOM/UTILITY ROOM with access to the **GARDEN** and also coat hooks and space for washing machine and tumble dryer.

HALLWAY Providing space for a small **STUDY AREA** with staircase leading to first floor with understairs cupboard.

BATHROOM A white suite comprising bath with mixer tap and shower attachment, shower screen and separate shower over. Washbasin, WC and heated towel rail.

FIRST FLOOR

BEDROOM 1 A good sized double bedroom with southerly views towards the downs, built-in cupboard.

BEDROOM 2 Characterful double bedroom with built-in cupboards, sloping ceilings with painted beams and a window seat overlooking the front garden.

WC with washbasin.

BEDROOM 3 Currently a twin bedroom.



Sitting Room



OUTSIDE

A pedestrian gate set in a low stone wall leads to a path bordered by lavender and an adjacent lawn leading to the front door with access around the side of the cottage to the picturesque and tranquil rear garden comprising lawns with various mature trees, shrubs and a variety of borders. This west facing rear garden provides a really attractive setting backing onto the village cricket pitch and there is a stone paved **TERRACE** ideal for outdoor dining just to the rear of the cottage. There is also a historic timber **OUTBUILDING**, with power, retaining the brick chimney and fireplace. There is a gated access from the garden onto the cricket pitch/playing field which also serves as a shortcut to extra parking at the recreation centre and easy access to the children's play area and village tennis court.

PARKING There is a parking space opposite the cottage used with agreement with the local farmer.

POSTCODE PO30 4JB

NON DOMESTIC RATES for further information, please discuss with the agent.

EPC Rating F

TENURE Freehold.

SERVICES Mains water, electricity and drainage. Calor gas fired Aga, electric heating.

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



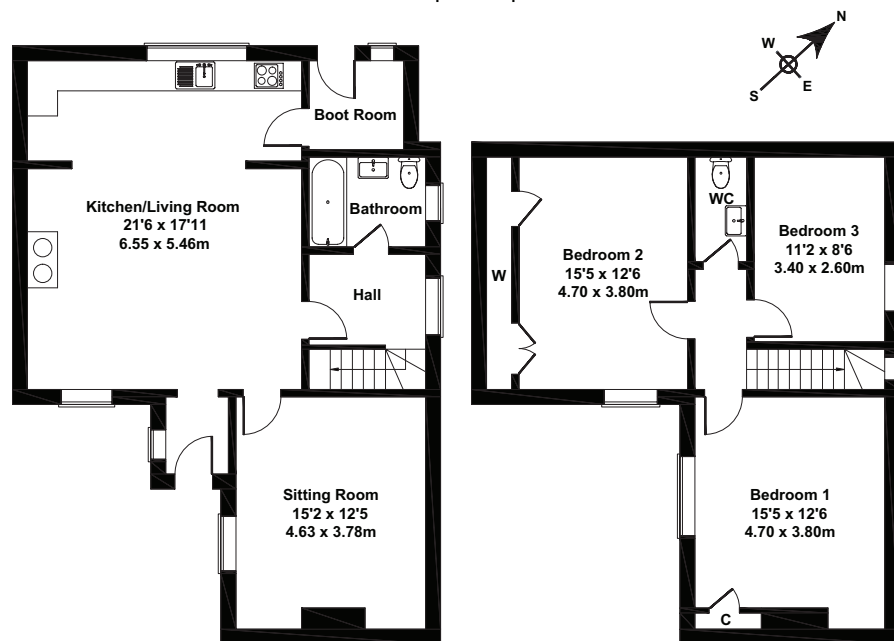
Bedroom Two



Bedroom One

Grants Cottage

Approximate Gross Internal Area
1356 sq ft - 126 sq m



GROUND FLOOR

FIRST 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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