

SPENCE WILLARD



Swallow Cottage, Bunts Hill Farm, Whitehouse Cross, Porchfield, Isle of Wight

Occupying an attractive, rural setting with distant country views, a contemporary single storey house with holiday let restriction and adjacent field of 1.33 acres

VIEWING

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SWALLOW COTTAGE

Situated within the Isle of Wight's National Landscape, (formerly Area of Outstanding Natural Beauty) Swallow Cottage comprises a light and spacious single storey property. The property forms part of Bunts Hill Farm, set around a third of a mile from the village of Porchfield with its public house and close to the Newtown Nature Reserve. The internationally renowned sailing centre of Cowes with its wide range of shops and restaurants is around 5 miles away whilst Yarmouth is around 7 miles.

Substantially extended in around 2020 and designed to make the most of the wonderful views, the accommodation includes a spacious kitchen /dining room and separate large living room along with three double bedrooms, all with ensuite facilities, and a utility/ boot room. Along the southern elevation of the property is an extensive stone paved terrace accessed from the kitchen and living room including an open-fronted veranda with glazed roof. Approached via a shared driveway leading into a courtyard parking area and various outdoor stores. The accommodation features travertine flooring with underfloor heating throughout and there are photovoltaic panels on the roof.

ACCOMMODATION

KITCHEN/DINING ROOM A good sized room with country views and a pair of glazed doors opening to the terrace. Fitted with a range of oak-fronted cupboards with marble worksurfaces and ceramic sink unit with mixer tap. Space for a range-style cooker and for fridge freezer.

CLOAKROOM Incorporating a lobby with coat hooks. WC, washbasin and Worcester gas-fired boiler.

BEDROOM 2 A double bedroom with French doors providing access to the terrace and with country views.

SHOWER ROOM EN-SUITE Large walk-in shower, washbasin, WC and heated towel rail.

BEDROOM 3 A dual aspect room with travertine-tiled floor which can be used as a double bedroom or study.

EN-SUITE WC and washbasin.

LIVING ROOM A spacious, light room with sliding glazed doors opening to the terrace and a large window also providing lovely country views. A generous area for seating and dining with a wood burning stove set on a flagstone hearth.

UTILITY ROOM Base and wall cupboards, worksurfaces, ceramic sink unit, space for washing machine and freezer with part-glazed door to terrace and garden.

BEDROOM 1 A particularly spacious, dual aspect double bedroom with large windows enjoying the wonderful views extending to the downland to the south.

SHOWER ROOM Tiled throughout in travertine with a large walk-in shower, washbasin and WC.

OUTSIDE A largely lawned garden wraps around the eastern, southern and western sides of Swallow Cottage and opens to a small paddock to the west extending to around 1.33 acres.

Adjacent land may also be available by separate negotiation.

PLANNING Swallow Cottage is subject to a holiday let restriction. The original consent granted in 2002 (P/01330/02) allowed conversion of existing buildings into holiday accommodation with subsequent removal of conditions 3 and 5 (19/00357/RVC) and in 2019 consent was granted amalgamating and extending 2 units to form Swallow Cottage (19/00641/HOU).

SERVICES Mains water and electricity. Swallow Cottage is served by Calor Gas-fired underfloor heating. A private drainage treatment plant serves Swallow Cottage, the neighbouring Buzzard Barn as well as the adjacent Bunts Hill Farmhouse. There will be a continued right for the farmhouse and Buzzard Barn to use the drainage system subject to paying a fair proportion towards its maintenance and repair. There are photovoltaic panels on the roof of Swallow Cottage which benefits from being subject to a Feed In Tariff agreement. Adjacent Buzzard Barn has a sub-metered supply of electric and



water from Swallow Cottage.

EPC Rating B

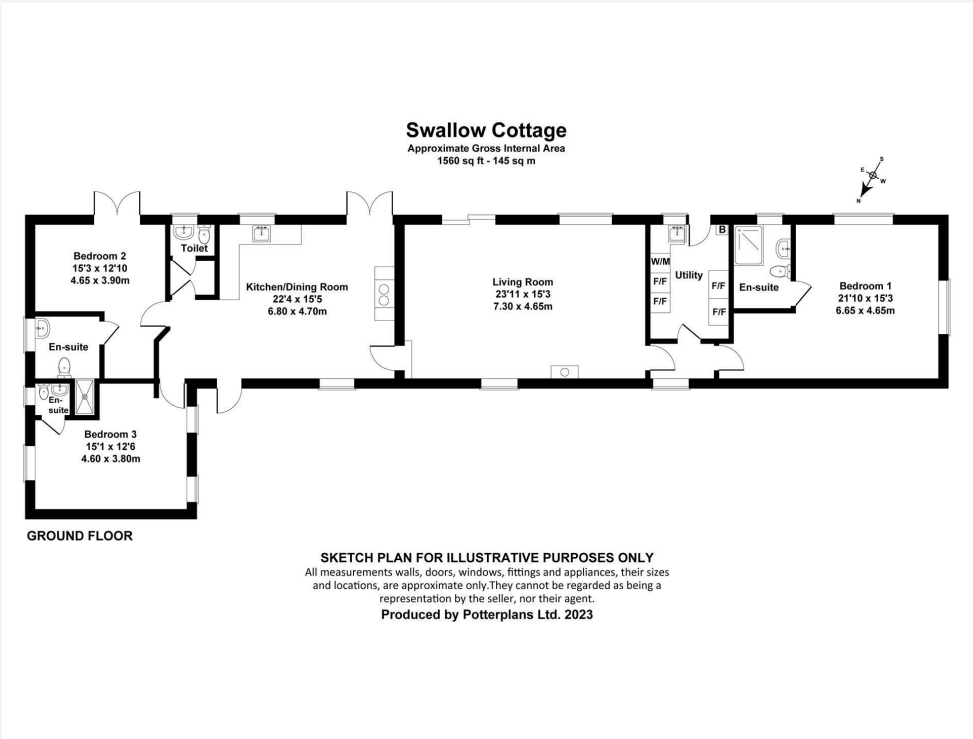
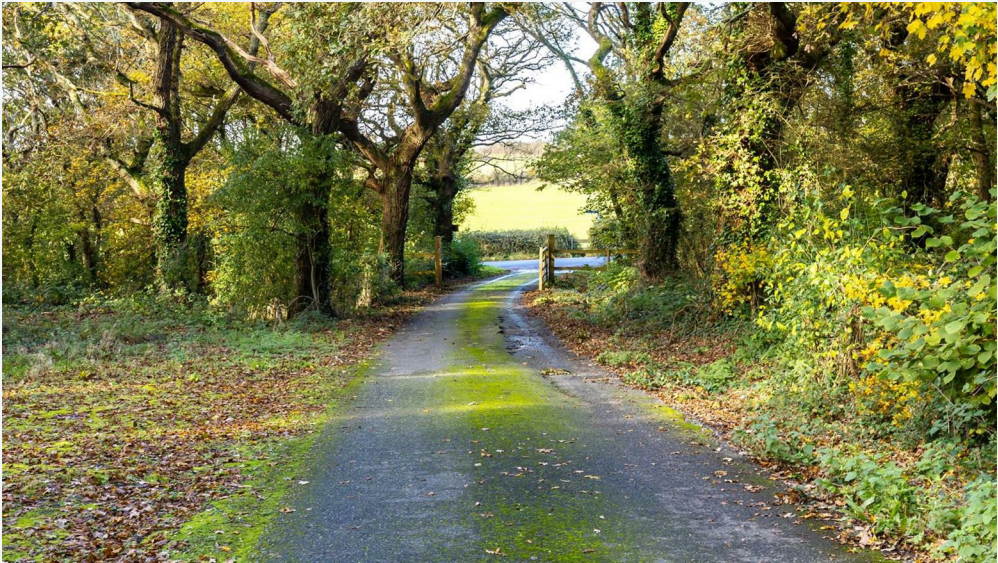
NON-DOMESTIC RATES Currently, Swallow Cottage and neighbouring Buzzard Barn have rateable value of £4950 to which small business relief applies with no rates therefore being currently payable. This will be reviewed once the property is sold.

RIGHT OF ACCESS Swallow Cottage will have right of access over the existing farm drive subject to paying a fair proportion towards its maintenance.

POSTCODE PO30 4LQ

TENURE Freehold

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



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