

SPENCE WILLARD



115 Pallance Road, Northwood, Isle of Wight

A delightful and beautifully maintained cottage featuring a wonderful garden studio, lovely countryside views, and easy access to Cowes

VIEWING
COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



115 PALLANCE ROAD

This characterful cottage, built in 1920, occupies a pleasant position towards the western fringe of Northwood with country views to the front and rear. Northwood offers a well-regarded primary school, a nearby pub and bus services. Cowes, world renowned for its sailing is only a few minutes' drive away with its array of independent shops, restaurants as well as high-speed ferry connections to Southampton for convenient mainland commuting.

This attractive end of terrace cottage has been maintained and improved to create a delightful home ideal for family life. The accommodation features a dining room with a wood burning stove and an adjacent cosy sitting room, alongside a kitchen that benefits from a well-designed extension with roof lights creating a bright space with access to the rear garden. Upstairs are three well-proportioned bedrooms. The rear garden houses a cedar-clad cabin providing a versatile space ideal for home working or overflow accommodation.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY With coat hooks.

DINING ROOM Curved bay window, open fireplace with wood burning stove set on a tiled hearth, book shelving to one side. Wide opening to:

SITTING ROOM Partly panelled walls, display shelving, open fireplace through to dining room and staircase with wooden handrail rising to first floor.

KITCHEN A partially glazed extension provides ample natural light with access to the rear garden. Fitted with a range of built-in cupboards, double oven with five-ring gas hob and extractor over, beechwood work surfaces, ceramic sink with mixer tap, space for fridge.

SHOWER ROOM A recently upgraded downstairs shower room with Velux roof light and high sloping ceiling. Built-in storage unit incorporating wash basin and WC. Airing cupboard housing recently installed gas fired boiler. Heated towel rail.

FIRST FLOOR

LANDING Providing access to all bedrooms and loft hatch.

BEDROOM 1 A double bedroom with fitted wardrobes and shelving.

BEDROOM 2 A double bedroom featuring wooden flooring, built-in cupboard with rail, and southerly outlook over the rear garden.

BEDROOM 3 A double bedroom with rural southerly outlook across surrounding countryside, wooden shelving.

OUTSIDE

To the front of the property there is a parking area with potential for two cars, one on the paved terrace and one roadside. A convenient gated side access leads to the rear of the cottage where there is an attractive decked terrace with seating area, ideal for entertaining or outdoor dining, alongside a log store, series of timber storage lockers and adjacent border of attractive plants. The garden features a ceramic paved terrace with TIMBER GARDEN STORE (2.96m x 1.97m) with power and lighting and adjacent open fronted store area suitable for housing bicycles. A covered wooden porch leads to a UTILITY AREA/ OUTDOOR BATHROOM largely timber clad and featuring a sunken double-ended bath, WC, sink, and space for washing machine and tumble dryer, all set on wooden flooring.

At the top of the garden a paved terrace leads to a CABIN, clad in Cedar this versatile space was formerly used as a cookery school and now as overflow accommodation. Approached via double doors, the cabin provides a light and versatile space with extensive windows benefitting from wonderful countryside views. Inside is a range of fitted units with oak-lined drawers, solid oak work surfaces, hanging space and extensive shelving space. Beyond the cabin, there is a raised decked terrace from which there are panoramic southerly and westerly views over the surrounding countryside. Space for an outdoor kitchen.





ADDITIONAL INFORMATION

SERVICES Mains water, electricity and gas. Gas fired central heating.

TENURE Freehold

EPC Rating TBC

COUNCIL TAX Band B

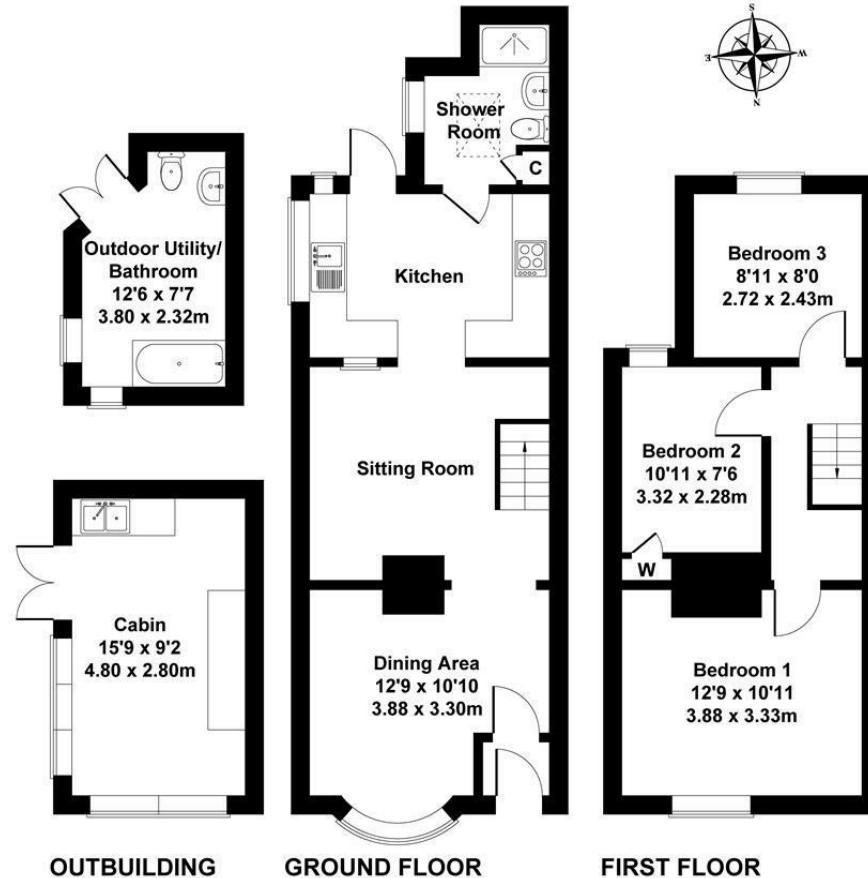
POSTCODE PO31 8LS

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



115 Pallance Road

Approximate Gross Internal Area
1066 sq ft - 99 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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