

SPENCE WILLARD



Queen Mary Cottage, Old Park Road, St Lawrence, Ventnor, Isle of Wight

A charming cottage of period origins situated in a sought-after coastal position with an attractive garden, a sea view and great walks from the doorstep

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Queen Mary Cottage, occupying a beautiful setting within the sought-after coastal village of St Lawrence, started life as a stable, coach house and groom's accommodation serving one of the large Victorian villas within the area. Known as Craigie Cottage the property was converted to a full residence in 1923. The property owes the current name to a large hedge in the shape of the liner 'Queen Mary' that from the 1930s to 1970s occupied some adjacent land and became a popular tourist attraction featuring on postcards and coach tours.

This attractive stone cottage has been sympathetically extended and upgraded over recent years using wherever possible reclaimed brick, stone and timber to both maintain and enhance the character. The property boasts several original features such as Victorian wood panelling, ornamental cast iron fireplaces and the original coach house door frame within the lounge. These have been supplemented by further period details such as the custom-built kitchen units made from 19th Century reclaimed teak.

The cottage benefits from characterful and spacious principal rooms with sea views from the sitting room and the main bedroom. With double glazing throughout along with recently fitted shutters, a conservatory, added in 2018 provides additional seating/dining area. In addition to the gated driveway, to the rear of the cottage is a secluded and beautifully planted garden with summer house and the choice of seating areas.

The neighbouring land to the west of the cottage is owned by Southern Water which maintains a small freshwater pumping station that harnesses a nearby spring. Under a 935-year agreement reached in the 1920s the cottage enjoys free water supply.



St Lawrence is an idyllic location with a beautiful, rustic coastline and many impressive coastal and country walks directly from the doorstep. Old Park Road enjoys a particularly quiet, picturesque location within the village, yet only a short walk from the village grocery shop. 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. This area is renowned for having a warm and sunny micro-climate with the Ventnor Botanic Garden nearby.

ACCOMMODATION

Solid oak front door opening to:

ENTRANCE HALL Coat hooks.

STUDY Westerly aspect.

SITTING ROOM A spacious dual aspect room with southerly views to the English Channel. Parquet flooring and woodburning stove.

KITCHEN/ DINING ROOM A characterful room fitted with a range of bespoke hardwood kitchen units, featuring a good range of base and wall cupboards including an island unit all with marble worksurfaces. An integral oven and gas hob with extractor over, space for dishwasher and fridge. The room opens to a dining area clad in tongue and groove panelling and with an attractive period fireplace (sealed), tiled flooring throughout and staircase to first floor.

CONSERVATORY Built in around 2018 across the eastern elevation from which there are sea glimpses and an outlook over the garden, this forms an attractive and versatile additional seating and dining area with doors to both front and rear gardens.

UTILITY Sink unit space for washing machine, fridge/ freezer and dryer. Wall mounted gas fired boiler. Tiled flooring.

BATHROOM Double ended bath with tiled surround and shower over, wash basin and WC.

FIRST FLOOR

LANDING

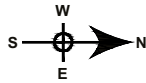
BEDROOM 1 A dual aspect double bedroom clad with tongue groove panelling with southerly sea views. Built-in cupboards and ornate period fireplace, (sealed).

SHOWER ROOM Tiled throughout with a corner shower, wash basin, WC, heated towel, rail and Velux window.

BEDROOM 2 A double bedroom with an easterly aspect.

BEDROOM 3 An attractive dual aspect bedroom with an outlook towards the downland.





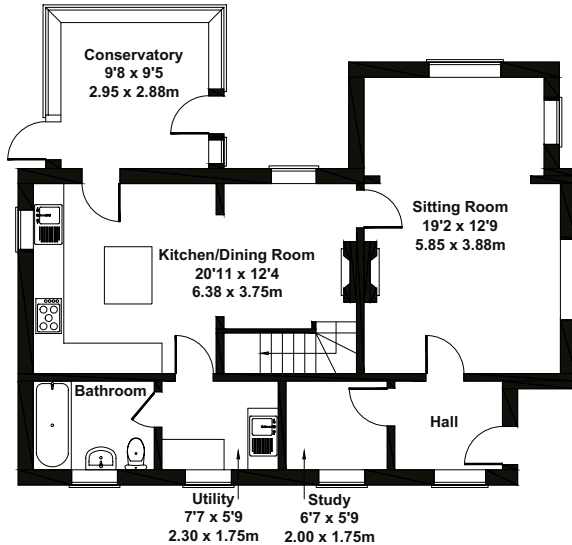
Queen Mary Cottage

Approximate Gross Internal Area
1281 sq ft - 119 sq m

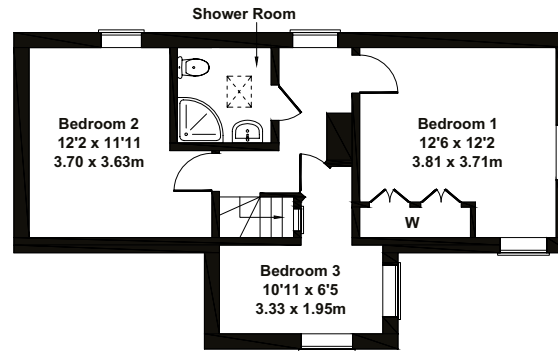
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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GROUND FLOOR



FIRST FLOOR

OUTSIDE

A pair of timber gates open to a parking area adjacent to the cottage (which, in addition to the driveway provides off street parking for two cars) with additional on street parking generally being available outside the property. A path leads across the front elevation to the front door whilst there is also access into the house via the conservatory.

To the rear of the property is an attractive rear garden. A path meanders, past well-stocked borders to a gravelled terrace with an adjacent lawn, providing a beautifully secluded and private seating area adjacent to which is a modern timber framed **SUMMER HOUSE** (8' x 6'). There are a superb wide range of plants and trees including Magnolia, Fig, Olive and Rhododendron. The gravel path continues to an area with compost bins and a log store with stone steps leading up to a raised decked terrace, providing an attractive alfresco dining area. There are power points extending throughout the rear garden as well as electric points on the front elevation for car charging.

SERVICES Mains water, electric and drainage. Color gas serving boiler.

POSTCODE PO38 1XU

EPC Rating E

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



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