



## The Cottage

13a High Street | Old Portsmouth | Hampshire | PO1 2LP

FINE & COUNTRY

# STEP INSIDE

The Cottage | £720,000 | Freehold

The Cottage is a unique home which is tucked away behind the neighbouring property through an impressive quarry tiled opening. The accommodation is laid out over three floors with an impressive brick arched 25' cellar with separate access from the outside. The property provides 1800 sq ft of living space with three bedrooms all with vaulted ceilings and built-in wardrobes and a bathroom on the first floor, on the ground floor is a 22' kitchen with dining area to one end, a modern shower/wet room and a comfortable snug/sitting, to the rear is a flagstone split-level low maintenance enclosed garden. Framed by the windows in bedroom three is an excellent view towards the Spinnaker Tower and being located in the heart of Old Portsmouth, yet in a backwater location The Cottage is within walking distance of the maritime centre of Old Portsmouth with its Sailing Club, Camber Dock, many restaurants and public houses, as well as the Arches and fortified Napoleonic Sea Defences, the highly regarded Schools including Portsmouth Grammar School and The High School which are both nearby. Situated in the historic part of the city, Old Portsmouth, is considered by many to be a 'village within a city'. We understand that the building may have been used for Naval storage in the past and could date back to the 16th Century.

**ENTRANCE:** Shared with No. 13 are twin storm doors with glazed panel over leading to a courtyard style open passageway with tiled floor and pitched glazed roof, gateway

leading to L shaped flagstone pathway and step leading to main front, twin shutter doors leading to cellar, power points, main front door with glazed panel with matching panels to one side leading to:

**HALLWAY:** Painted panelling to walls, wooden flooring, balustrade staircase rising to first floor, recessed study/book shelving, ceiling spotlights.

**SHOWER ROOM:** Fully ceramic tiled to floor and walls, large shower area with drench style hood, separate shower with wall mounted controls and recessed shelving with lighting, concealed cistern w.c., wall mounted wash hand basin with mixer tap, shelf and mirror over, recessed shelving with lighting, shaver point, extractor fan, ceiling spotlights.

**KITCHEN / DINING ROOM:** 22'11" x 12'5"

**Kitchen:** Comprehensive range of matching cream fronted wall and floor units, quartz work surface, enamel 1½ bowl sink unit with mixer tap, integrated dishwasher with matching door, space for fridge/freezer, wine rack over, central feature wooden beam support, wooden flooring, windows to front aspect, range of pan drawers, space for free standing range style cooker with extractor hood, fan and light over, ceramic tiled surrounds, central island with wood block work surface, integrated freezer with matching door, range of drawer units, wine cooler with breakfast bar to one side with further storage cupboards, built-in cupboard housing boiler supplying domestic hot water







and central heating (not tested) with space and plumbing for washing machine under.

Dining area: Two radiators, ceiling coving and spotlights, double glazed wood surround sash window to rear aspect with low sill, matching wooden flooring, dimmer switch, door to outside with glazed panel, door to:

**SITTING ROOM:** 14'4" x 12'9" Double glazed wood surround windows to rear aspect with low sill overlooking garden, ceiling coving and spotlights, central chimney breast with tiled inlay and wooden mantle over, painted beams support, dimmer switch, glazed panelled door.

**FIRST FLOOR:** Landing with balustrade, radiator, pitched ceiling with access to loft space, ceiling coving, wood framed double glazed window to front aspect, painted supporting beam.

**BEDROOM 3:** 12'11" x 8'4" Sash double glazed wood framed window to front aspect with views over entrance towards the Spinnaker Tower in the distance, feature vaulted ceiling with loft access, ceiling measuring approximately 9' in height, ceiling coving, built-in double doored wardrobe.

**BEDROOM 1:** 12'10" x 12'3" Feature vaulted ceiling measuring approximately 9' in height, ceiling coving, built-in wardrobes to one wall with hanging space and shelving, exposed painted beams, ceiling spotlights, wood framed double glazed window to rear aspect with radiator under.

**BEDROOM 2:** 12'4" maximum x 11'11" Feature vaulted ceiling measuring approximately 9' in height, exposed and painted beams, wood framed sash window to rear aspect overlooking garden with radiator under, range of wardrobes to one wall with hanging space and shelving, ceiling coving and spotlights.





**BATHROOM:** White suite comprising: panelled bath with telephone style mixer tap and shower attachment, tongue and groove panelling to dado rail level, wash hand basin with mixer tap and cupboards under, tiled flooring, close coupled w.c., frosted window to front aspect, vaulted ceiling with coving, extractor fan, exposed and painted beams, chrome heated towel rail, panelled door.

**OUTSIDE:** To the rear accessible from the dining area is a split-level low maintenance terrace garden, flagstone flooring, outside power points and lighting, step up to raised terrace with further flagstone flooring, flowering shrub borders, evergreens and bushes, further step to raised paved area.

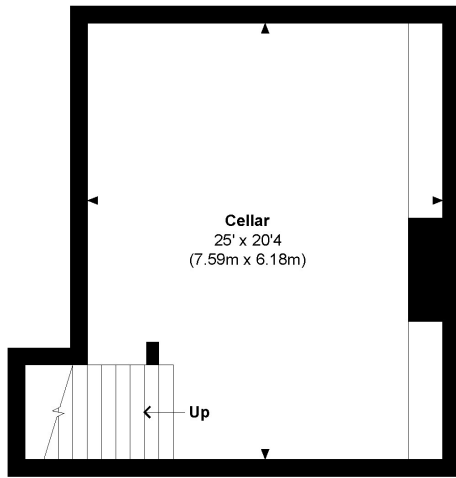
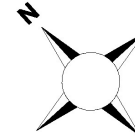
**FEATURE BASEMENT / CELLAR:** Twin doors from front paved area with feature wide steps leading directly into:

**VAULTED CELLAR:** 25'0" x 20'4" Feature arched vaulted brickwork ceiling measuring approximately 7'9" in height, to one wall are former wine and beer storage shelving with arches, fluorescent tube lighting, power points, feature flagstone flooring.

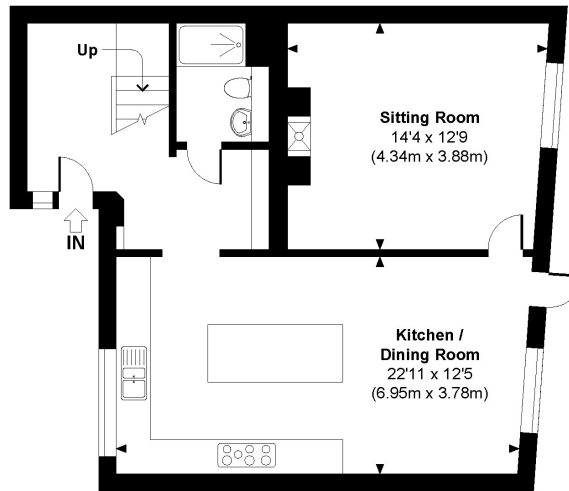


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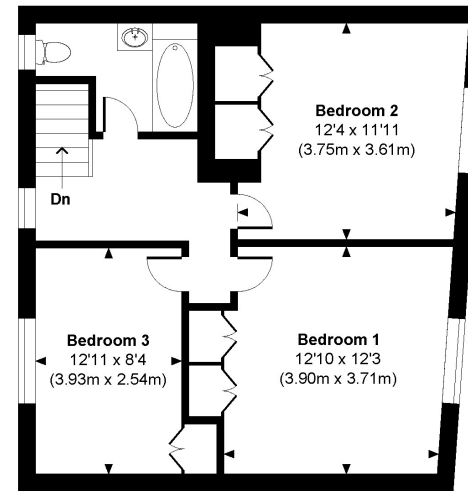
Approximate Gross Internal Area  
Total = 1800 Sq Ft / 167.23 Sq M



CELLAR



GROUND FLOOR



FIRST FLOOR

## AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))



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