

SPENCE WILLARD



Longhill, Sandy Way, Shorwell, Isle of Wight

A wonderful stone built two to three bedroom detached character cottage situated on the outskirts of the village backing on to farmland.

VIEWING

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The property was built in Victorian times and features a date stone of 1852. It has been extended at various times since to now provides a comfortable home with characterful features including some exposed stone walls, fabulous timber floorboards to the first floor and an inglenook fireplace in the living room complete with its bread oven and a wood burning stove. The pretty stone external elevations with arched stone detailing over the window add to its charm and appeal as well as the stone mullions to the original window openings. The accommodation features two good sized reception rooms comprising a dining room and a good sized living room with large sun room leading off. The well appointed kitchen has been tastefully fitted with smart traditional style units as well as a fabulous central island unit with a granite work top. In addition, there is a cloakroom and a useful rear lobby to the ground floor with ample space to make it into a unity area if required. Above the rear lobby is a twisting staircase leading to a mezzanine study area or occasional third bedroom. To the first floor are two generous double bedrooms as well as a good sized bathroom with freestanding slipper bath and a separate walk-in shower. The space is warmed by a central heating system which features an oil fired boiler replaced in 2023. Outside, there are gardens to the front, side and rear of the property which are well established and planted with a wide variety of plants and shrubs. Other features include a timber decking area, timber garden store, a garage and a driveway with parking for at least two cars.

LOCATION

Located on the outskirts of Shorwell, the property is within a few hundred yards of the village centre with its church, local shop and popular dining pub, The Crown Inn. Newport, the Island's commercial centre, is around a ten minute drive away and is also accessible via the number 12 bus service from Newport to Freshwater. Shorwell is a popular character village which is surrounded by farmland and countryside with a network of local footpaths and bridleways giving access to miles of downland and country walks and the neighbouring village of Brighstone with its doctors surgery and primary school is within a few minutes drive and also accessible via the same bus route.

PORCH

leading to:

ENTRANCE HALL

with understairs storage cupboard.

LIVING ROOM

3.62m x 4.39m (11'10" x 14'4")

A characterful room with a fabulous inglenook fireplace as its main focal point complete with bread oven and a fitted wood burning stove. The room enjoys a double aspect and has glazed double doors leading through to:

SUN ROOM

4.54m x 2.91m (14'10" x 9'6")

A spacious area with an outlook over the garden.

DINING ROOM

3.36m x 2.91m (11'0" x 9'6")

Fitted with recessed storage and shelving with staircase leading off and access through to:

KITCHEN

3.93m x 3.65m (12'10" x 11'11")

Well appointed and featuring double aspect windows flooding light into the space. The ample storage cupboards and drawers with solid wood work surfaces create a smart yet traditional feel and the large central island unit with granite worktop also compliments the room, together with the range cooker with cooker hood over. Ample space has also been provided for a number of freestanding appliances underneath the work surface.

REAR LOBBY

4.57m x 1.83m (14'11" x 6'0")

A useful area with access to the cloakroom and a twisting staircase to the mezzanine study/occasional bedroom.

CLOAKROOM

with WC and wash basin.

MEZZANINE STUDY/OCCASIONAL BEDROOM

2.50m x 1.84m (8'2" x 6'0")

A neat area with ample room as a study or occasional bedroom with roof light window.

FIRST FLOOR LANDING

BEDROOM 1

3.86m x 3.81m (12'7" x 12'5")

A large double bedroom with stone mullioned window.

BEDROOM 2

3.66m x 3.30m (12'0" x 10'9")

Another generous double bedroom with ample built-in wardrobe cupboards and a roof light window.





BATHROOM

3.24m x 2.13m (10'7" x 6'11")

Well fitted with a walk-in shower cubicle, WC, wash basin a feature freestanding slipper bath. There is a deep recessed cupboard to one side which houses the hot water cylinder.

OUTSIDE

To the front of the cottage the garden is laid to lawn and stocked with a good range of plants and shrubs. To one side there is a driveway providing good off road parking for at least two cars and access to a single garage.

The rear/side gardens are mainly laid to lawn and enclosed by a mixture of fencing and established hedging providing a good degree of privacy. Again, the gardens are stocked with a good range of colourful plants and shrubs. Other features include a timber garden store as well as wild area of garden with an adjacent timber decking where you can sit and enjoy the outlook to the rear.

COUNCIL TAX BAND

E

EPC RATING

F

TENURE

Freehold

POSTCODE

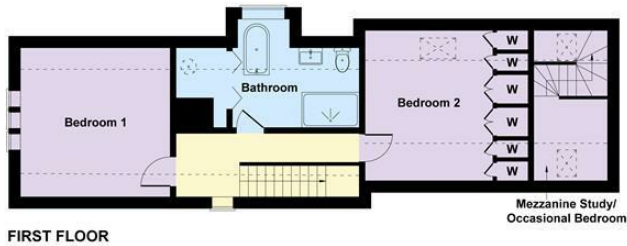
PO30 3LN

VIEWING





Longhill



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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