

SPENCE WILLARD



4 Headon Cottages Alum Bay, Totland Bay, PO39 0JD

An extensively upgraded chain free 2/3 bedroomed cottage with far reaching views to The Needles and beyond. Private parking.

VIEWING

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DESCRIPTION

An extensively upgraded chain free cottage with clear views to The Needles and beyond. This cottage could be a permanent home, a second home by the sea or a holiday let opportunity to suit. The accommodation has all been upgraded to a very high standard and includes a conservatory to the front with sea and countryside views, a generous open plan kitchen and dining area, two ground floor bedrooms one with ensuite, a family bathroom and stairs to the first floor which is currently used as a living room offering views to The Needles and over surrounding countryside or could be a third bedroom if desired. This room also has access to a balcony at the rear. In addition, there is a shower room on this floor to and a built-in storage area.

LOCATION

Headon Hall Cottages are situated in a private location offering some breathtaking views of the surrounding countryside and the The Needles. This location is accessed from Alum Bay New Road via a private Road leading to a private carpark adjacent to the Cottages. There are some local shops nearby at Totland Bay with the main shopping at Freshwater Village a 5-6 minute drive away. The nearest ferry to and from mainland UK is about 10 minutes drive away at Yarmouth sailing to Lymington, for both foot and vehicular passengers

FRONT CONSERVATORY

Views across raised patio towards The Needles and surrounding countryside. Access to :

OPEN PLAN KITCHEN/DINER

5.745 x 4.061 (18'10" x 13'3")

Completely reconfigured to create an open plan space with new high specification kitchen with integral Neff appliances including a hob with oven/grill under, a fridge, a freezer, a microwave and dishwasher. There is a good range of wall and floor mounted units with worksurfaces over with inset sink and drainer. Undercupboard lighting and cooker hood also included. There is room for a family size table and chairs plus some other seating as desired. Internal door to:

INNER HALL

Access to Utility Room with recently installed pressurised hot water tank and space and plumbing for washing machine. Doors to rear garden and internal doors to:

BEDROOM ONE

3.368 x 3.084 (11'0" x 10'1")

A double bedroom with built-in wardrobes and window to the rear. Door to:

ENSUITE SHOWER ROOM

All recently fitted with shower,WC and wash hand basin.

BEDROOM TWO

3.07m x 2.59m (10'1" x 8'6")

Another double or twin room with dual aspect windows to rear and side.

FAMILY SHOWER ROOM

2.54m x 1.736 (8'3" x 5'8")

A recently installed luxury double shower, WC and wash hand basin. Window to the side.





FIRST FLOOR

Accessed from the ground floor via staircase with LED automated stair level light strip.

LIVING ROOM/BEDROOM THREE

4.158 x 4.029 (13'7" x 13'2")

Currently used as additional living space, this floor has also been extensively refurbished and reconfigured with the addition of a new dormer with windows overlooking countryside and having some views to The Needles, a new storage cupboard plus new glass doors and velux roof lights offering access to rear balcony with views over surrounding countryside. Door to:

SHOWER ROOM

Another recently fitted double shower, WC and wash hand basin.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

E

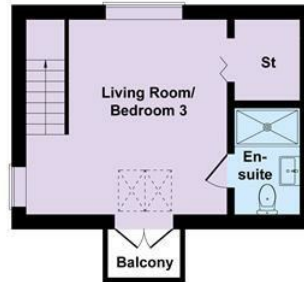
VIEWING

Strictly by appointment only via Spence Willard Estate Agents.





4, Headon Hall Cottage



FIRST FLOOR



GROUND FLOOR

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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