

SPENCE WILLARD



Rose Cottage, Norton Green, Isle of Wight, PO40 9RX

# *A charming and alluring three bedroom semi detached stone cottage located in a characterful and popular rural hamlet between Freshwater and Yarmouth.*

VIEWING

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Rose Cottage is a well presented cottage which has been utilised as a successful holiday let in recent times. The accommodation features latched panel doors adding to the cottage feel as well as beams to the ground floor ceilings. In the living room there is an open fireplace and attractive wood effect hard flooring with internal door to the the kitchen/diner which includes some built-in appliances and access to the rear garden.

Moving upstairs there are three good bedrooms and a well appointed bathroom. The property is warmed by a gas central heating system with radiators throughout the cottage. Outside there is an enclosed area of front garden as well as a good sized rear garden which enjoys a southerly aspect and some far reaching countryside views.

#### **LOCATION**

Norton Green is a characterful rural hamlet, much of which is designated a conservation area and is situated between the village of Freshwater and the historic harbour town of Yarmouth. The shops and amenities in Freshwater centre are within a mile, together with the popular sandy beach in Colwell Bay. The excellent sailing facilities and mainland ferry in Yarmouth are within a few minutes drive making this property ideally suited as either a permanent home or a second home/holiday rental investment.

#### **LIVING ROOM**

23'5" x 10'11" max

A good sized and characterful reception space with beams to the ceiling, an open fireplace, smart wood effect hard flooring and also featuring a useful storage cupboard and two windows overlooking the enclosed front garden.

#### **KITCHEN/DINING ROOM**

23'7" x 7'10"

A bright space which enjoys an outlook and access to the rear garden. The kitchen area is fitted with a range of storage cupboards, drawers and work surfaces incorporating an inset sink unit and integrated appliances including a gas hob, electric oven, fridge and freezer. In addition, there is space and plumbing for a washing machine and dishwasher and a wall mounted 'Worcester' gas boiler which provides the heating and hot water. The dining area offers space for a dining table and chairs as well as stairs leading off.

#### **FIRST FLOOR LANDING**

with a useful shelved linen cupboard and a glazed loft access providing borrowed light.

**BEDROOM 1**

11'11" x 11'0" max

A generous double bedroom with an outlook to the front and featuring a built-in wardrobe cupboard.

**BEDROOM 2**

13'4" max x 7'10"

Another good sized double bedroom with an outlook to the rear and a built-in recessed wardrobe cupboard.

**BEDROOM 3**

11'2" x 8'3" plus recess

A twin room to the front with a built-in wardrobe cupboard.

**BATHROOM**

7'4" x 7'10"

A well appointed facility with suite comprising WC, wash basin, bath and a separate shower cubicle with electric shower unit.

**OUTSIDE**

To the front of the property is a pleasant area of garden mainly laid to lawn and enclosed by established hedging providing a good degree of privacy.

The rear garden backs onto farmland and offers a southerly aspect. It is enclosed by a mixture of fencing and hedging, mainly laid to lawn and features an apple tree as well as a timber garden shed. There is a gated side access onto a private lane to the side of the property where we understand that the property enjoys a right of way.

**COUNCIL TAX BAND**

to be assessed.

**EPC RATING**

D

**TENURE**

Freehold

**POSTCODE**

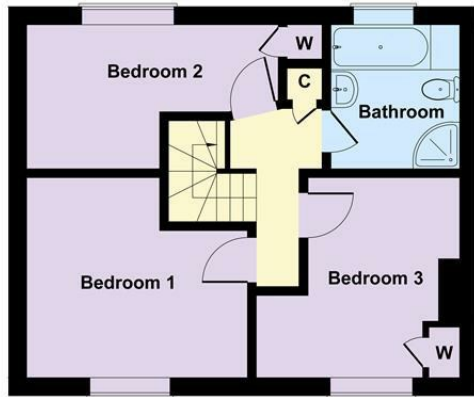
PO40 9RX

**VIEWING**

Strictly by appointment with the selling agent Spence Willard.



## Rose Cottage, Norton Green



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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