

SPENCE WILLARD



1 Laburnum Cottage, Copse Lane, Freshwater, Isle of Wight

A delightful two bedroom semi-detached Victorian cottage, located on the outskirts of Freshwater village featuring off road parking and backing on to farmland.

VIEWING

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The cottage offer pleasant accommodation which could benefit from some redecoration and comprises of two reception rooms to the ground floor together with a kitchen and good sized shower/wet room extension to the rear. To the first floor there are two double bedrooms one with a modern bathroom leading off. The accommodation is warmed by a gas central heating system with a boiler which has been replaced around a year ago and the windows and doors are double glazed replacements. Outside, there are gardens to the front and rear, together with off road parking to the front and a generous side access which could provide further parking to the rear depending on the width of the vehicle.

LOCATION

Located on the village outskirts, 1 Laburnum Cottages is within a couple of hundred yards walk of the picturesque 'Old Village' conservation area where there is the local All Saints parish church as well as the well regarded Red Lion public house. the 'Old Village' leads down to the Yar Estuary and Causeway which links through to Freshwater Bay via Afton Nature Reserve and also through to Yarmouth along the old railway line cycle path/bridleway. The shops services and amenities in Freshwater centre are within a mile and also accessible via the footpath, Longhalves Lane, just along the road from the cottage. The mainland ferry terminal with its rail links to London is located approximately three miles away in the harbour town of Yarmouth together with its excellent sailing facilities, making this cottage suited to both a permanent or second home.

ENTRANCE LOBBY

LOUNGE

11'5" x 10'11"

A pleasant reception room with an outlook to the front and featuring an open fireplace.

DINING ROOM

11'5" x 9'4"

with an outlook to the rear, understairs recess and leading to:

KITCHEN

9'10" x 5'8"

Fitted with a range of storage cupboards and work surface with an inset sink unit, built-in cooking facilities and space/plumbing for a washing machine. The recently replaced gas central heating boiler is mounted on the wall.

REAR LOBBY

with external door to the rear garden.

SHOWER/WET ROOM

9'6" x 6'2"

Comprising a WC, wash basin and a partial enclosure with self-draining floor for ideal for limited mobility.

FIRST FLOOR**BEDROOM 1**

11'5" x 10'11"

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

BEDROOM 2

11'5" x 9'4"

Another double bedroom with storage recess over the stairwell and enjoying an outlook over the rear garden to the Yar estuary in the distance.

BATHROOM

9'10" x 5'8"

Well appointed with a modern white suite comprising WC, vanity wash basin and a bath together with a chrome ladder towel radiator.

OUTSIDE

To the front of the cottage is a small area of garden with hardstanding to the side providing off road parking, and access to the entrance door. There is a reasonably wide access to the side which could provide further space to for parking if required. The rear garden is enclosed by fencing and features an area of lawn with adjacent established plants and shrubs and hard landscaping adjacent to the property.

COUNCIL TAX BAND

B

EPC RATING

D

TENURE

tbc

POSTCODE

PO40 9BX

VIEWING

Strictly by appointment with the selling agent Spence Willard.



1 Laburnum Cottages



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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