

SPENCE WILLARD



Mulberry Cottage Eden Road, Totland Bay, Isle of Wight, PO39 0EJ

# *A chain free, three bedroomed chalet bungalow with parking and garage modernised in more recent times. Some sea views.*

## VIEWING

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## DESCRIPTION

Extensively upgraded in more recent times to provide three double bedrooms set over two floors with the added bonus of some sea views. Mulberry Cottage occupies a good sized plot in an elevated position with off-road parking and a garage.

On entering the property itself via open covered porch, you step into a generous hall with stairs to the first floor, access to a utility area and doors off to other ground floor rooms including the kitchen, dining and living room plus the ground floor bedroom and separate bathroom. Moving upstairs, there are two other bedrooms of which the master has triple aspect windows with some far reaching views to The Solent and beyond plus a shower room. Moving outside, the gardens wrap around the whole property and are landscaped on three levels to take full advantage of the sunny aspect throughout the day.

## LOCATION

The location is ideal for those looking to take advantage of the coastal and countryside walks and Totland Bay Pier and seafront is a few minutes walk away too. There are some local shops nearby and the main shopping centre in Freshwater Village is a five minute drive away with a good range of shops and amenities including a sports centre with indoor pool, a library and health centre. The nearest ferry crossing to and from Lymington is a few minutes drive away at Yarmouth with regular crossings all year round for both foot passengers and vehicles.

### OPEN COVERED PORCH

A bespoke open and covered porch with door into:

### HALL

A generous hall with wood stripped flooring including a defined utility area, built-in storage cupboard, stairs to first floor and doors off to:

### KITCHEN/DINING ROOM

5.51m x 2.44m (18'1" x 8')

A light and airy space with two windows to the front and one to the side. There are wall and floor mounted kitchen units with work surface areas over, with inset sink and drainer, space for a freestanding cooker, space for fridge & freezer and a wall mounted gas boiler. The kitchen is open to the dining area which in turn is open to the living room.

### LIVING ROOM

5.518 x 3.570 (18'1" x 11'8")

Offering easy access to the rear gardens via double patio doors making it ideal for entertaining. Feature fireplace with integral gas fire and stripped wooden flooring throughout.

### BEDROOM TWO

3.275 x 2.476 (10'8" x 8'1")

A double bedroom with window overlooking rear garden with built-in triple wardrobes.

### BATHROOM

Bath with shower over, pedestal wash hand basin and WC. Some built-in storage and a window to the front.

### LANDING

Accessed via split-level stairs to and from the ground floor with doors off to:

### BEDROOM ONE

5.486 x 3.208 (17'11" x 10'6")

A light and airy double bedroom with triple aspect windows and some sea views. Under eaves storage.

### BEDROOM THREE

3.705 x 3.208 (12'1" x 10'6")

A small double or large single bedroom with eaves storage.

### SHOWER ROOM

With sea views and comprising a curved shower unit, WC and wash hand basin.





#### **OUTSIDE**

To the front there is off road-parking for 2-3 vehicles plus a garage. From the parking area there are a few steps leading to gated pedestrian access to the main entrance and gardens which wrap around the whole property. There are various seating areas around the gardens and it is a mix of mature trees, shrubs, planted borders and lawned areas. There is a summerhouse and a shed also included in the sale.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

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#### **EPC RATING**

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#### **VIEWING**

Strictly by appointment only via Spence Willard Estate Agents





# Mulberry Cottage



**GROUND FLOOR**

**FIRST 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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