

# SPENCE WILLARD



Alum Bay Cottage, Alum Bay, Isle of Wight

# *An unrivalled opportunity to acquire a property set in grounds approaching 3 acres in glorious surroundings with truly wonderful sea and country views.*

## VIEWING

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Tucked away at the end of a private lane in the rural westerly fringes of the Island close to the iconic Needles and beach at Alum Bay, famed for its coloured sands, a fine late Georgian/early Victorian residence like this is rarely available. Nestled at the foot of Tennyson Down and High Down in an Area of Outstanding Natural Beauty and forming part of the Heritage Coastline of the Island it is hard to imagine another opportunity with such fantastic views, combined with the character and abundance of grounds that the property has to offer. On the doorstep of the property are footpaths and bridleways leading to Tennyson Down, High Down and Headon Warren where you can enjoy some truly breathtaking scenery and is ideal for those with a keen interest in walking, horse riding or off road cycling. There are a number of other beaches in the local area from Totland Bay with The Waterfront public house, Colwell Bay, with its renowned coastal restaurant, The Hut and at the other end of Tennyson Down, Freshwater Bay with its newly refurbished Albion Hotel and 18 hole golf course. The historic harbour town of Yarmouth, with its excellent sailing facilities, good range of pubs and restaurants, and mainland ferry terminal is within a few miles, making this this opportunity ideally suited for either a permanent or second home/holiday retreat.

The cottage itself retains a number of its character features and takes full advantage of the sunny southerly and westerly outlook over the grounds to the surrounding sea and downland beyond. The versatile accommodation has well proportioned rooms which lend themselves to a variety of uses. You enter the property through the entrance porch into the entrance hall which features an elegant staircase with original balustrading and leading off, are two generous reception rooms both with fireplaces and double aspects to the south and west. The larger room also features an attractive woodblock floor and a wood burning stove fitted to the fireplace. A well fitted kitchen/breakfast room complete with oil fired AGA and Island unit is also open plan to a generous dining room which enjoys a southerly aspect with double doors leading out to the gardens. Off the kitchen there is a good sized and very useful utility/boot room whilst the traditional cloakroom with WC off completes the ground floor space. To the first floor, there is a generous landing with a wonderful westerly outlook over surrounding farmland/countryside to Alum Bay, the sea and mainland coastline beyond. There are four good bedrooms one with an en suite bathroom and three of the bedrooms enjoy either a southerly or westerly view to the sea and downland or both. There is also a separate WC and a large family bathroom with shower and bath.

Outside, there is a gravelled driveway which sweeps around the property to the rear where there is a detached garage and a parking/turning area. The garden features a tennis lawn together with a variety of established shrubs, hedging and mature trees creating great privacy and seclusion. In addition, there is an adjoining paddock approaching two acres belonging to the property.

#### ENTRANCE PORCH

#### ENTRANCE HALL

featuring its original staircase.

#### LIVING ROOM

8.40m x 3.60m (27'6" x 11'9")

A large reception room with woodblock flooring and enjoying views over farmland to the Alum Bay and the sea. An open fireplace with fitted wood burning stove provides an attractive focal point.

#### LOUNGE

4.25m x 3.60m plus bay (13'11" x 11'9" plus bay)

Another generous reception room with a double aspect affording sea and downland views including a bay window overlooking the tennis lawn. Another fireplace provides a focal feature.

#### KITCHEN/BREAKFAST ROOM

A wonderful space partially open plan and leading through to the dining room'

#### KITCHEN AREA

3.65m x 3.65m max (11'11" x 11'11" max)

Well fitted with a range of cupboards, drawers and work surfaces including a centre island unit. There is an integrated electric oven and touch sensitive ceramic hob with cooker hood over. Fitted to the original chimney recess is an oil fired AGA providing further cooking facilities.

#### BREAKFAST AREA

4.60m x 1.80m (15'1" x 5'10")

with a mixture of flagstones and tiled floor and leading to the rear porch.

#### DINING ROOM

3.90m x 3.60m (12'9" x 11'9")

A well proportioned room featuring woodblock flooring in a herringbone design and doors opening up out to the garden and grounds.

#### UTILITY/BOOT ROOM

3.90m x 2.45m (12'9" x 8'0")

A good sized and useful space with fitted storage and worksurface together with space for undercounter appliances.

#### CLOAKROOM/WC

with wash hand basin, vintage wall tiling, a feature arched window and WC leading off.

#### FIRST FLOOR LANDING

A lovely space with a westerly rural outlook to Alum Bay and the sea.

#### BEDROOM 1

4.25m x 3.55m plus bay (13'11" x 11'7" plus bay)

A wonderful double bedroom enjoying a double aspect to the sea and downland including a bay window to the south. A fitted fireplace provides an attractive feature together with a vintage wash basin and recessed wardrobe cupboard

#### BEDROOM 2

5.25m x 3.65m plus bay (17'2" x 11'11" plus bay)

Another large double bedroom with a southerly facing bay window overlooking the tennis lawn view to the downs. There is a boarded fireplace and a useful recessed wardrobe cupboard.

#### EN SUITE BATHROOM

A half panelled room fitted with suite comprising WC, wash basin and bath with shower tap attachment.

#### BEDROOM 3

4.25m x 3.65m max (13'11" x 11'11" max)

A generous double bedroom with an attractive fireplace, recessed wardrobe cupboard and enjoying a westerly view over farmland to Alum Bay and the sea.

#### BEDROOM 4

3.65m x 2.65m (11'11" x 8'8")

A good bedroom with an attractive fireplace and interconnecting to Bedroom 2



**FAMILY BATHROOM**

4.65m x 1.85m (15'3" x 6'0")

A generous space with wash basin, bath and separate shower cubicle, together with a recessed airing cupboard.

**SEPARATE WC**

with WC and wash hand basin.

**OUTSIDE**

Alum Bay Cottage is approached via a private lane with a vehicular access leading to a gravelled sweeping driveway providing parking and turning space for several cars and access to a good sized detached timber garage. The garden and grounds are located mainly to the south of the property offering a sunny environment. There is an upper lawned area adjacent to the property with continues down to a wonderful tennis lawn which is bordered by established shrubs, hedging and trees including some fabulous Cedar trees.

In addition, there is a separate paddock to the South and East of the gardens which is approaching 2 acres.

**COUNCIL TAX BAND**

G

**EPC RATING**

E

**SERVICES**

Mains electricity and water. Private drainage system. Oil fired central heating. Double glazing to most windows.

**TENURE**

Freehold

**POSTCODE**

PO39 0JA

**VIEWING**

Strictly by appointment with the selling agent Spence Willard.

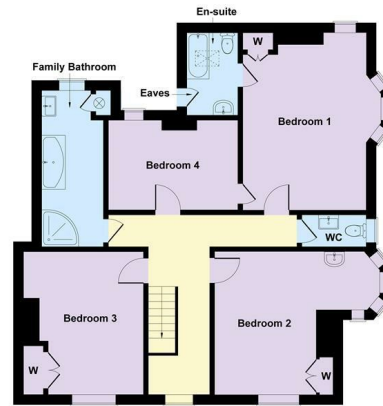




## Alum Bay Cottage



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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