

SPENCE WILLARD



Rockstone Cottage, Colwell Chine Road, Colwell Bay, Isle of Wight

A fabulous opportunity to acquire a thriving six bedroomed stylish bed and breakfast with owners accommodation, just a short walk from the popular sandy beach of Colwell Bay.

VIEWING

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Rockstone Cottage dates back to Circa.1790 and has an established history as a successful bed and breakfast in the area. Being one of the oldest properties still remaining in Colwell, it is understood that the property was used as the Officers' Mess in Napoleonic times, when troops were encamped on Colwell Common.

Rockstone Cottage has been subject to a significant refurbishment programme over the last few years and the current owners have applied tasteful touches to create a stylish yet traditional feel to the property with a modern edge. The letting rooms have all been overhauled and all en suite bath/shower rooms have been fully upgraded. The owners have also introduced an additional income stream for the business in the form of 'whole house' holiday letting in conjunction with the conventional Bed & Breakfast proposition. The numerous improvements to the property have been implemented with this in mind such as the newly re-fitted kitchen which has a practical design to cater for the commercial aspect of a bed and breakfast without detracting from its stylish 'domestic' feel.

The business offers six beautifully appointed letting rooms, all with en suite facilities, spacious owners accommodation and a charming and comfortable guest dining room. The fully equipped kitchen leads on to a separate laundry room with a sink and plumbing for up to two washing machines and two tumble dryers.

The glorious garden complete with a hot tub and a wonderful log cabin is to the side of the property. The log cabin is completely self-contained and offers a living space, kitchenette, double bedroom and a shower room. This creates options for either separate holiday letting, additional owners accommodation or for friends and family to use, thus not impacting on the business during busy trading periods.

The property will be left furnished and functional for a smooth take over, with exception of some personal items and furniture, mainly in the owners accommodation.

LOCATION

Critical to this successful and well-established business is the location. Located in the beautiful West Wight, the property is within a 5-minute walk of the Coastal Path at Colwell Bay and a popular sandy beach as well as The Hut, a popular and renowned coastal restaurant at the water's edge. Colwell Common and local bus stops servicing the whole island are metres away and within a short drive is The Needles and Alum Bay, a world-famous tourist attraction. Rockstone Cottage is well positioned just two miles from the historic harbour town of Yarmouth with its ferry terminal and link to the mainland. Endless walks are easily accessible from the doorstep so holidaymakers wanting to explore the stunning scenic routes by foot, or have a relaxing beach holiday, sightseeing, or are seeking to enjoy this dark skies area of the island, they are not disappointed.

RECEPTION HALL

A wonderful space for welcoming guests with an attractive stone tiled floor.

OWNERS ACCOMMODATION

comprising a lounge/snug adjacent to a sitting/study area and a large en suite double bedroom off.



LOUNGE/SNUG AREA

3.38m x 3.66m (11'1" x 12'0")

A pleasant double aspect space with brick fireplace and oak flooring flowing through to:

SITTING/STUDY AREA

3.75m x 3.65m (12'3" x 11'11")

with French doors leading on to the sunny patio terrace and rear garden.

BEDROOM 7

4.05m x 3.67m (13'3" x 12'0")

A generous double bedroom with large bay window overlooking the garden and useful built-in wardrobe cupboards. This bedroom could also be offered as a ground floor letting room too if required.

EN SUITE SHOWER ROOM

Well fitted with a modern suite comprising WC, walk-in shower cubicle and vanity wash stand.

GUEST DINING ROOM

7.13m x 3.58m (23'4" x 11'8")

A large dining/breakfast space with ample room for a number of dining tables and chairs to seat guests and featuring the same tiled floor as the reception hall creating a seamless flow for the guests.

KITCHEN

6.13m x 2.59m (20'1" x 8'5")

A beautifully appointed space which is designed for both personal and practical commercial bed and breakfast use and is aesthetically pleasing. The L-shaped room offers ample storage and work surfaces providing good space for food preparation/cooking and incorporating various kitchen quality appliances such as NEFF gas hob, electric hide and slide oven with a separate combination oven/microwave and a plate warming drawer. There are two sinks for ease and to comply with hygiene regulations.

LAUNDRY ROOM

A timber (Lushington) built laundry room tucked away at the rear of the property with sink unit and providing extremely useful space for laundry and valuable storage. Also discretely located to the rear is a plant room which houses the gas boiler for the heating and hot water system.

FIRST FLOOR LANDING

A split level landing with a useful linen/store room and a separate WC.

GUEST BEDROOM 1

5.35m x 4.05m (17'6" x 13'3")

A large superking bedroom with bay window overlooking the garden and featuring a generous en suite shower room with large shower cubicle.

GUEST BEDROOM 2

3.81m x 3.45m (12'5" x 11'3")

A spacious twin bedroom with a side aspect and en suite bathroom featuring a bath with shower over.

GUEST BEDROOM 3

3.76m x 3.38m (12'4" x 11'1")

A good front facing double bedroom with an en suite shower room.

GUEST BEDROOM 4

3.73m x 3.32m (12'2" x 10'10")

Another good sized front facing twin room with an en suite shower room.

GUEST BEDROOM 5

3.66m x 3.45m (12'0" x 11'3")

A generous double bedroom overlooking the garden with an en suite shower room.





Guest Bedroom 1

SECOND FLOOR

GUEST BEDROOM 6

4.60m x 3.71m (15'1" x 12'2")

A large kingsize bedroom with double aspect dormer windows offering a sea glimpse and a spacious en suite shower room as well as a separate dressing room off. Currently the dressing room is not used for letting and utilised as storage, but could be adapted as a family suite if required.

OUTSIDE

To the front of Rockstone Cottage is a large open plan gravelled area providing ample off road parking space for guests and the owners, together with tucked away space for a boat/caravan or motorhome if required. There is a good sized detached GARAGE 25' 10" x 11' 0" (7.899m x 3.358m) with power/light and rear door to a useful lean-to store.

The enclosed garden enjoys a sunny south and westerly aspect providing a wonderful private sanctuary for the owners and being beautifully landscaped with a fabulous paved patio terrace adjoining the property and an adjacent hot tub, could be opened up for the guests to enjoy if desired. In addition, there is a sculpted lawn and well stocked flower/shrub beds with a good variety of plants, small trees and shrubs. Further down the garden is a wonderful decked terrace with stylish screening creating an additional private area with a fabulous self contained log cabin which features a good living area, and kitchenette, as well as a separate shower room off and a double bedroom making a wonderful additional holiday letting space or further private accommodation for the owners or their friends and family that come to visit. Other features include two useful timber storage buildings for garden tools and furniture.

COUNCIL TAX BAND

A (for the owners accommodation only). Business rates apply to the commercial part of the property.

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9NR

VIEWING

Strictly by prior appointment with the selling agent Spence Willard.



Guest Bedroom 1
En Suite



Guest Bedroom 2



Guest Bedroom 2
En Suite



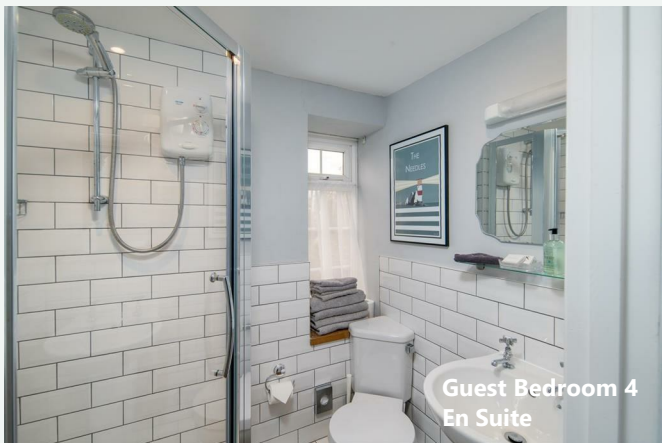
Guest Bedroom 3



Guest Bedroom 3
En Suite



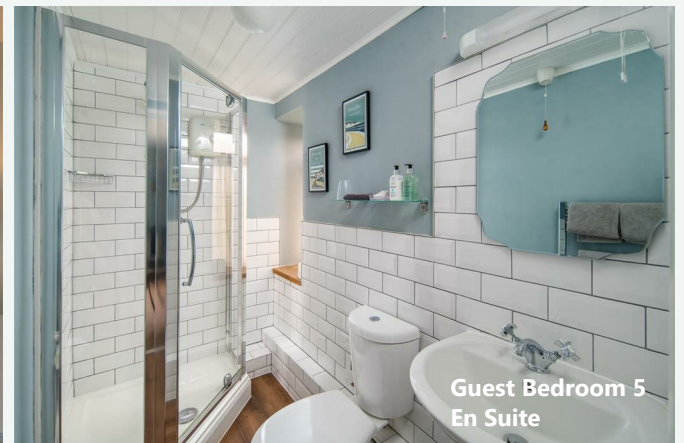
Guest Bedroom 4



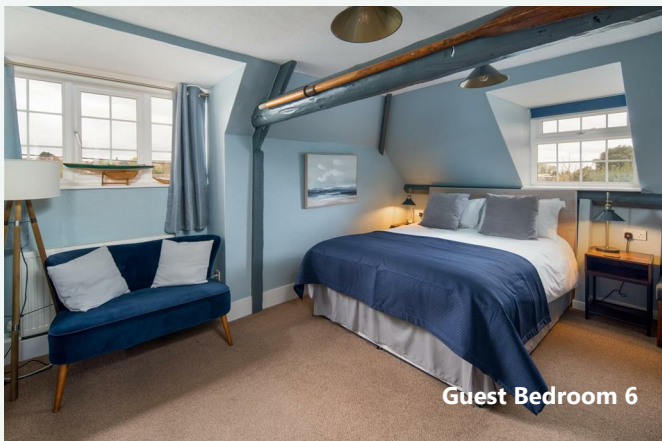
Guest Bedroom 4
En Suite



Guest Bedroom 5



Guest Bedroom 5
En Suite



Guest Bedroom 6



Guest Bedroom 6
En Suite





Rockstone Cottage



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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