

SPENCE WILLARD



White Cottage, Military Road, Atherfield Bay, Isle of Wight

A wonderful opportunity to purchase a rural cottage neatly tucked back from the road and set in a plot extending to around 2.5 acres in a coastal location with sea and country views, ideally suited for 'The Good Life'

VIEWING

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The property has been re-furbished and extended by the current owners to provide a spacious home with generous living space incorporating some modern touches, whilst retaining the feel of an older character property. The accommodation features a bright entrance hall with two separate staircases leading to separate bedroom wings on the first floor with sea and country views. The large well appointed kitchen/dining room leads out to the rear garden as well as a useful utility/boot room. In addition, there is a snug lounge/music room, a study and a generous sitting room with a wood burning stove fitted to the brick fireplace as well as a large conservatory leading off. A smart shower room completes the ground floor space. One of the bedroom wings to the first floor offers the possibility of creating a master suite with a large double bedroom a dressing room and a bathroom with freestanding bath and separate shower cubicle. The other bedroom wing features two good sized double bedrooms and a separate WC to the landing. Other features include a dual fuel central heating with a recently replaced oil fired boiler located in an external boiler room and supplemented by the wood burning stove when lit. In addition, there are double glazed windows throughout and a 'Condor' private drainage treatment plant installed in 2015. Outside, the gardens surround the property and offer good privacy and seclusion. A detached double garage with an external staircase leading to a decked balcony terrace provides a wonderful place to sit and enjoy the far reaching sea and country views. Above the double garage is another double studio bedroom with its own shower room off which gives good versatility for a variety of uses such as a home office space, gym or overspill bedroom space or holiday let if required. The long graveled driveway provides good access to the property which benefits from ample off road parking and turning space. Adjacent to the driveway is a good sized enclosed paddock as well as a useful block built storage. To the rear of the property there is a large established garden with a wonderful sheltered fruit and vegetable garden with polytunnel and shed. Other features include an electric car charging point and photovoltaic panels on the garage roof which provides an income as well as supplementing the utility costs and car charging.

LOCATION

Located in a rural location along the south western coastline of the Island just off the Military Road, the property is set well back from the road and accessible to several local beaches including Shepherds Chine and Whale Chine. The adjacent bridleway SW24 links with inland footpaths and bridleways with miles of walks to be enjoyed. Footpaths SW25 and BS2 provide access to the Shepherd's Chine and link up to miles of additional footpaths along the south western coastline of the Island. Much of the south western coastline benefits from dark skies, making this property a true haven for those who seek a rural retreat with stargazing opportunities.

ENTRANCE HALL

A generous and bright reception area with partially glazed ceiling and featuring wood effect LVT flooring and a built in storage cupboard.

SITTING ROOM

7.03m max x 3.33m (23'0" max x 10'11")

A charming reception room with an original brick fireplace complete with a wood burning stove and bespoke made shelving and storage units at either end of the room. Double doors lead out to:

CONSERVATORY

5.55m x 2.87m (18'2" x 9'4")

A fabulous entertaining area with light wood flooring and bi-folding doors leading out to a pleasant area of garden and large decked area.

KITCHEN/DINING ROOM

A well configured open plan space with wood effect LVT flooring.

DINING AREA

5.16m max x 3.56m plus bay (16'11" max x 11'8" plus bay)

Offering ample space for a large family dining table and chairs and double doors to the garden.

KITCHEN

3.60m x 3.47m (11'9" x 11'4")

The kitchen has been fitted with a good range of smart modern kitchen units, work surfaces and breakfast bar area and neatly fitted in the run of cupboards/drawers is space for a freestanding range style cooker.

UTILITY/BOOT ROOM

A valuable area with ample work surface, a sink unit and storage as well as space for a tumble dryer and washing machine.

SNUG/MUSIC ROOM

3.96m x 3.50m (12'11" x 11'5")

A good sized additional reception room interconnecting with both the kitchen area and sitting room and featuring light wood flooring.

STUDY

3.32m x 1.98m (10'10" x 6'5")

A very useful space leading off the snug/music room.

GROUND FLOOR SHOWER ROOM

1.65m x 1.99m (5'4" x 6'6")

A recently refurbished facility with shower cubicle, WC and wash basin.

FIRST FLOOR

with two separate staircases and landing areas, one leading to the Master Bedroom wing with Bedroom 4/Nursery and Bathroom. The other leads to Bedrooms 2 and 3 as well as a separate WC.

MASTER BEDROOM

3.56m x 4.04m plus door recess (11'8" x 13'3" plus door recess)

A large master bedroom featuring a vaulted ceiling and enjoying a double aspect with bi-folding doors and a glass Juliet balcony where you can enjoy the far-reaching sea and downland views. A low door provides access into a useful roof storage area.

BEDROOM 4/NURSERY

2.50m x 1.65m (8'2" x 5'4")

A single bedroom ideal as a nursery or potentially a dressing room to the master bedroom.

BATHROOM

3.41m x 1.81m (11'2" x 5'11")

Another well appointed facility with a double ended freestanding bath, WC, modern wash basin and a shower cubicle.

BEDROOM 2

3.51m x 3.33m (11'6" x 10'11")

A generous double bedroom with sea and country views.





BEDROOM 3

3.43m x 3.33m (11'3" x 10'11")

Another generous double bedroom with a similar outlook to bedroom 2.

SEPARATE WC

with WC and wash basin and built-in cupboard housing the hot water cylinder.

OUTSIDE

The grounds and gardens are a particularly attractive feature of the cottage and extend in total to around 2.5 acres. On entering the property there is a good sized paddock to the right hand side of the long graveled driveway, ideal for grazing. The driveway is bordered to the other side by a good number of established trees which provide a degree of shelter and create some privacy. Opposite the paddock is a very useful large block built storage building 5.43m x 2.49m (17'9" x 8'2") with adjacent parking suitable for a variety of uses including the storage of garden machinery or Kayaks etc. Adjacent to the cottage is a large parking/turning area with ample space to park a good number of vehicles and which also provides access to the fabulous detached double garage/studio complete with its photovoltaic solar panels and an electric car charging point.

To the front, side and rear of the cottage itself are well maintained gardens which feature expansive lawns, a good variety of plants, trees and shrubs, including fruit trees, as well a paved patio area, large timber decking and a useful log store. The gardens are enclosed by fencing and established hedging which create a wonderful haven for wildlife. A large vegetable/fruit garden is neatly tucked away behind hedging and features a long polytunnel, a timber garden store and a separate area previously sectioned off for pigs and could equally be used keeping chickens or other small animals, for those wanting to explore 'The Good Life'.

DOUBLE GARAGE/STUDIO

5.59m x 5.53m (18'4" x 18'1")

A large open double garage with power/light, a window and pedestrian side door.

FIRST FLOOR STUDIO BEDROOM

A large space which can be used for a variety of purposes including a bedroom, home office, studio or gym and features roof light windows as well as some fitted storage.

SHOWER ROOM

Access off the studio bedroom with WC, wash basin and shower cubicle.

COUNCIL TAX BAND

E

EPC RATING

tbc

TENURE

Freehold

POSTCODE

PO38 2JH





White Cottage



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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