

# SPENCE WILLARD



4 Birchmore Cottages, Birchmore Lane, Blackwater, Isle of Wight

*'Chain Free', this semi detached three to four bedroom chalkstone character cottage located in the hamlet of Blackwater with gardens and good parking.*

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



The cottage has been extended and upgraded by the current owners over the time of their occupation to provide a comfortable and charming home combined with many of the comforts of modern living. The accommodation features a good sized and characterful original sitting room with a fabulous inglenook style fireplace complete with large bressummer beam over and a fitted multi-fuel stove which supplies hot water and heating through the radiators. In addition, there is a spacious kitchen/diner to the rear opening through to a snug sitting room which both have access and enjoy the outlook over the rear garden. A useful study adds potential for a ground floor fourth bedroom and a utility/cloakroom completes the ground floor space. To the first floor there are three good bedrooms as well as a bathroom and a loft room with steps/stairs leading off the landing. As well as the radiators around the property providing heating from the multi-fuel stove, there are also night storage heaters in the kitchen/breakfast room and utility and further points for in the main sitting room, study, landing and snug sitting for further heaters if required. Outside, the well maintained gardens offers great privacy and feature a lovely paved patio as well as ample off road parking.

**LOCATION**

Located in a rural location on the edge of the Hamlet of Blackwater, the cottage is adjacent to a cycle track/bridleway which leads from Newport through Blackwater to Merstone, Horringford and eventually Sandown offering a wonderful opportunity for keen walkers or cyclists. Newport, the Island's commercial centre is approximately two miles away and is accessible on the number 3 route from Shanklin and Ventnor to Newport. The bus stop is located just a long the road from the cottage.

**PORCH**

An attractive open fronted thatched porch leading to:

### SITTING ROOM

6.20m plus recesses x 3.95m (20'4" plus recesses x 12'11")

Featuring attractive LVT flooring, a cross beamed ceiling and a wonderful brick fireplace with bressumer beam and original bread oven opening and fitted with a multi fuel stove which also feeds the central heating system and provides hot water.

### KITCHEN/DINER

5.05m x 3.70m (16'6" x 12'1")

A great space which is truly the hub of the house and offers a fabulous outlook over the garden. There is ample space for a dining table and chairs adjacent to lovely corner window. The kitchen area is fitted with ample cupboards, drawers and work surfaces including an island unit with granite top. In addition there is space for a dishwasher as well as a freestanding electric cooker with cooker hood over. An external door leads out to the garden.

### UTILITY/CLOAKROOM

2.60m x 1.95m (8'6" x 6'4")

An extremely useful space with a WC and wash basin as well as storage cupboards and space for a washing machine and tumble dryer. There is also electric cabling tucked away ready to connect to an electric shower, should a shower cubicle be desired. A recessed linen cupboard in the adjacent lobby provides good storage.

### SNUG SITTING ROOM

4.15m x 3.45m (13'7" x 11'3")

A bright and dual aspect room overlooking the garden with double doors leading out. There are exposed floorboards and an attractive cross beamed ceiling.

### STUDY/BEDROOM 4

3.45m x 1.85m (11'3" x 6'0")

Another great space with options to provide a ground floor bedroom if required.

### FIRST FLOOR LANDING

Featuring a built-in cupboard housing the hot water cylinder. Steps/stairs lead off the landing to a useful loft room 3.65m x 2.00m to purlins (11'11" x 6'6" to purlins) plus access through to the remaining loft space.

### BEDROOM 1

3.65m max. x 3.10m (11'11" max. x 10'2")

A generous double bedroom with a good range of bespoke fitted wardrobe cupboards

### BEDROOM 2

3.55m x 2.35m (11'7" x 7'8")

Another double bedroom enjoying a dual aspect.

### BEDROOM 3

2.75m x 2.45m max (9'0" x 8'0" max)

A generous single bedroom with a recessed storage cabinet.





#### **BATHROOM**

2.50m x 1.70m (8'2" x 5'6")

With suite comprising WC, wash basin and a bath side mounted taps and a shower unit over.

#### **OUTSIDE**

There are gardens to the front and rear of the cottage which are enclosed by a mixture of established hedging and fencing. The property is approached off Birchmore Lane onto a graveled parking area with space for several cars. A pathway leads from the parking area to the property and gardens. There is a smaller area of garden to the front of the cottage which is laid to a mixture of lawn and gravel and provides good space for a timber shed or log store if required. The main area of garden is to the rear which is pleasantly landscaped with a garden pond and beautifully planted with a wide variety of plants and shrubs. A paved patio terrace provides a lovely place to sit and enjoy the garden with steps to a lawned area.

#### **COUNCIL TAX BAND**

D

#### **EPC RATING**

tbc

#### **TENURE**

#### **POSTCODE**

PO30 3BW

#### **VIEWING**

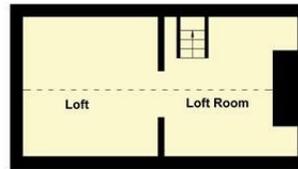
Strictly by appointment with the selling agent Spence Willard.



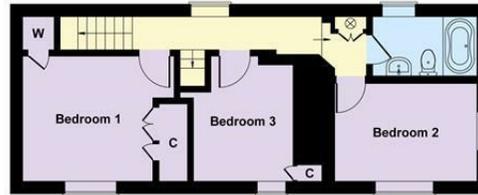




## 4 Birchmore Cottages



LOFT



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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