

SPENCE WILLARD



Ashmead Cottage, Hurst Hill, Totland Bay, Isle of Wight

A spacious attached three bedroom character home located in a conservation area towards the outskirts of Totland Bay.

VIEWING

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The property is well maintained and, although modernised, retains a good number of its character features including a lot of the original sash windows, internal joinery and balustrading to the staircase. To the ground floor there is oak flooring to the main two reception rooms and entrance hall. There is a smart modern kitchen to the rear together with a good sized utility room. To the first floor there are three generous double bedrooms, a well appointed shower room and a large family bathroom. The accommodation is warmed by a gas central heating system with recently renewed boiler.

Outside, there is a side area of garden laid to timber decking as well as an off road parking space and a well stocked area of front garden.

LOCATION

Situated on the outskirts of the village, the property is accessible to the village centre amenities as well as the beach and Turf Walk in Totland Bay, renowned for its sunsets and featuring the Waterfront public house and Bay Cafe on the pier. There is also good access via footpaths and bridleways to miles of downland and coastal walks boasting some stunning scenery. Freshwater village with its range of shops services and amenities is around a mile away and the harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive, making this property ideal as either a permanent home or second home/holiday retreat.

ENTRANCE HALL

A good size and welcoming space with stairs off and featuring attractive oak flooring, together with understairs storage and another built-in store cupboard.

LOUNGE

18'6" into bay x 11'9"

A large reception room with a fabulous dual aspect flooding the room with light including the bay window to the front. The oak flooring combined with the decorative fireplace create a wonderful feel.

DINING ROOM

14'11" into bay x 10'0"

Another generous reception room with oak flooring and a bay window to the front.

KITCHEN

14'11" max x 8'0"

Well fitted with a range of modern cupboards, drawers and work surfaces incorporating an inset sink unit and built-in cooking facilities comprising an electric oven and hob with a cooker hood over. A side window and external door provide and outlook and access to the garden area.

UTILITY ROOM

6'6" to cupboards x 9'0"

A very useful room with fitted work surface incorporating space beneath for a dishwasher, washing machine and another appliance. There are two recessed cupboards either side of the chimney breast providing good storage and housing the recently renewed Glow Worm gas boiler.

FIRST FLOOR LANDING

A pleasant and spacious area.

BEDROOM 1

11'11" x 9'10"

A good sized double bedroom with an outlook to the side and featuring a decorative cast iron inset to the chimney.

BEDROOM 2

13'9" x 11'11" max

Another generous double bedroom enjoying a dual aspect and featuring a recessed wardrobe cupboard.

BEDROOM 3

11'11" max x 10'0"

Another good sized double bedroom with an outlook to the front.

FAMILY BATHROOM

9'10" x 8'4"

A large and well appointed facility with tiled walls and suite comprising WC, wash basin and bath together with a decorative towel rail/radiator.

SHOWER ROOM

5'10" x 6'4"

Another well appointed facility with suite comprising WC, wash basin and shower cubicle as well as a decorative towel rail/radiator.

OUTSIDE

To the front of the property is a well attended garden which is mainly laid to gravel and well stocked with a good range of plants and shrubs. To the side is a gravelled parking area which has a side gate leading to the enclosed area of garden which is laid to decking and featuring a number of established plants/shrubs.

COUNCIL TAX BAND

D

EPC RATING

D

TENURE

Freehold

POSTCODE

PO39 0HD

VIEWING

Strictly by appointment with the selling agent Spence Willard.

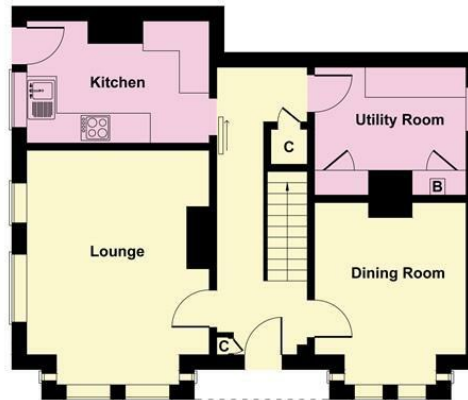




Ashmead Cottage



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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