

SPENCE WILLARD



2 West Green Cottages, Middleton, Isle of Wight

A delightful semi detached two bedroom cottage tucked back from the road in the sought after hamlet on the outskirts of Freshwater.

VIEWING

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The property is in need of some refurbishment works and has well proportioned rooms offering fabulous potential for those wanting a charming cottage in a characterful location. There are two pleasant reception rooms to the ground floor together with a kitchen and a bathroom to the rear. To the first floor are two good sized double bedrooms. Outside, there are generous gardens to the front, side and rear which are well stocked and mainly laid to lawn offering further space to extend the cottage if required subject to obtaining any necessary permissions.

LOCATION

Nestled in the hamlet of Middleton, the property is accessible on foot to Freshwater village centre shops and amenities via the delightful via Spinfish Lane which just over the road from the cottage. Also close by, are a network of local footpaths and bridleways giving access to some fabulous downland walks along Tennyson, Afton Down and High Down where you can enjoy some truly stunning coastal scenery. There are local beaches in Totland, Colwell and Freshwater Bays around a mile or so away boasting popular eateries including The Albion, The Hut and The Waterfront. The 18 hole golf course in Freshwater Bay is a similar distance and the harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive.

SITTING ROOM

11'11" max x 12'0"

A pleasant reception room with an outlook to the front and featuring a feature fireplace (not in use).

DINING ROOM

11'9" max x 12'5"

A good sized reception room with stairs leading off and featuring a fireplace (not in use).

KITCHEN

12'1" x 8'4"

Fitted with a range of cupboards drawers and work surfaces providing good storage and featuring dresser style shelving to one wall. There is an integrated dishwasher together with an electric oven and hob with cooker hood over.

REAR LOBBY

leading out to the garden.

BATHROOM

12'1" x 5'10"

with suite comprising WC, wash basin and a bath with shower tap attachment. In addition, there is a wall heater, heated towel rail and a built-in recessed airing cupboard housing the hot water tank.

FIRST FLOOR

BEDROOM 1

12'1" max x 11'11"

A d good double bedroom offering a pleasant outlook to the front and featuring a fireplace with original style surround.

BEDROOM 2

12'1" max x 10'2"

Another double bedroom with an outlook to the side and a built-in recessed storage cupboard.

OUTSIDE

The property features good sized and delightful cottage style gardens to the front side and rear which back onto farmland. They are well stocked with a good range of established plants and shrubs and mainly laid to lawn. To the rear there is a timber shed with hard standing adjacent.

COUNCIL TAX BAND

C

EPC RATING

E

TENURE

Freehold

POSTCODE

PO40 9NX

VIEWING

Strictly by appointment with the selling agent Spence Willard.





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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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