

SPENCE WILLARD



11 Howgate Road, Bembridge, Isle of Wight, PO35 5QN

Situated in a quiet position close to the coastal path, this detached character cottage enjoys secluded gardens with mature boundaries and off road parking and a garage.

VIEWING

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Formerly part of Howgate Farm, the cottage offers comfortable accommodation extending to three bedrooms over two floors, together with a garage, separate studio/home office, and attractive wraparound gardens incorporating a greenhouse and sunny terrace.

Internally, the kitchen has been refurbished, a modern boiler has been installed, and the addition of the studio provides flexible space for home working or hobbies. The property occupies an attractive position on the periphery of the village, with easy access to the coastal path and Forelands Beach.

Located in close proximity to the coastal paths of Bembridge and a short walk to the village amenities. Bembridge village has a good range of shops, cafes and restaurants, including a butcher, fish monger, farm shop and chemist, whilst Bembridge Harbour has extensive mooring facilities and two sailing clubs.

Accommodation

Ground Floor

Entrance Porch

With coir matting and ample space for hanging coats.

Kitchen/Dining Room

A refurbished kitchen fitted with putty-grey colour shaker-style base and wall units, tiled splashbacks, and a 1½ bowl composite sink with mixer tap and waste disposal unit. Integrated appliances include an oven and grill, four-burner gas hob, and extractor. Dual-aspect windows overlook the gardens. There is also a deep pantry cupboard and vinyl tile flooring throughout.

Sitting Room

An open-plan, dual-aspect reception room with original timber windows overlooking the front lawn and a freestanding Charnwood log-burning stove.

Bathroom

Fitted with a panelled bath, wash basin, concealed cistern W.C. and heated towel rail.

Bedroom 2

With fitted wardrobe featuring sliding doors, a large window overlooking the garden, and a wall-mounted wash basin.

Bedroom 3

Front-aspect bedroom with a deep cupboard housing the boiler and hot water cylinder and ample space for linen and drying.

First Floor

Galleried Landing / Study Area

A light-filled gallery landing opening into a study area or occasional bedroom, with built-in workstation, shelving, and space for a sofa bed.

Bedroom 1

A generous principal bedroom with built-in wardrobes and a window overlooking the rear garden.

Shower Room

A contemporary suite comprising a large walk-in shower, concealed cistern W.C. vanity unit with wash basin, and heated towel rail.

Outside

The gardens are a particular feature of the property, being predominantly laid to lawn and enclosed by mature hedging, providing excellent privacy. The grounds include a variety of established herbaceous borders, shrubs, and specimen trees, all well maintained.

A gravelled parking area provides space for two vehicles and leads to a timber garage/workshop. There is also a terrace with a southerly aspect, ideal for outdoor dining and entertaining.

Additional outbuildings include a greenhouse on a brick plinth and a detached studio with workstation, power, and lighting.

Services

Mains electricity, water, and drainage. Heating is provided by a recently installed gas-fired boiler with unvented hot water cylinder, located in Bedroom 3, supplying radiators throughout the property.

Tenure

The property is offered freehold.

Council Tax

Band: E

EPC Rating

E

Postcode

PO35 5QN

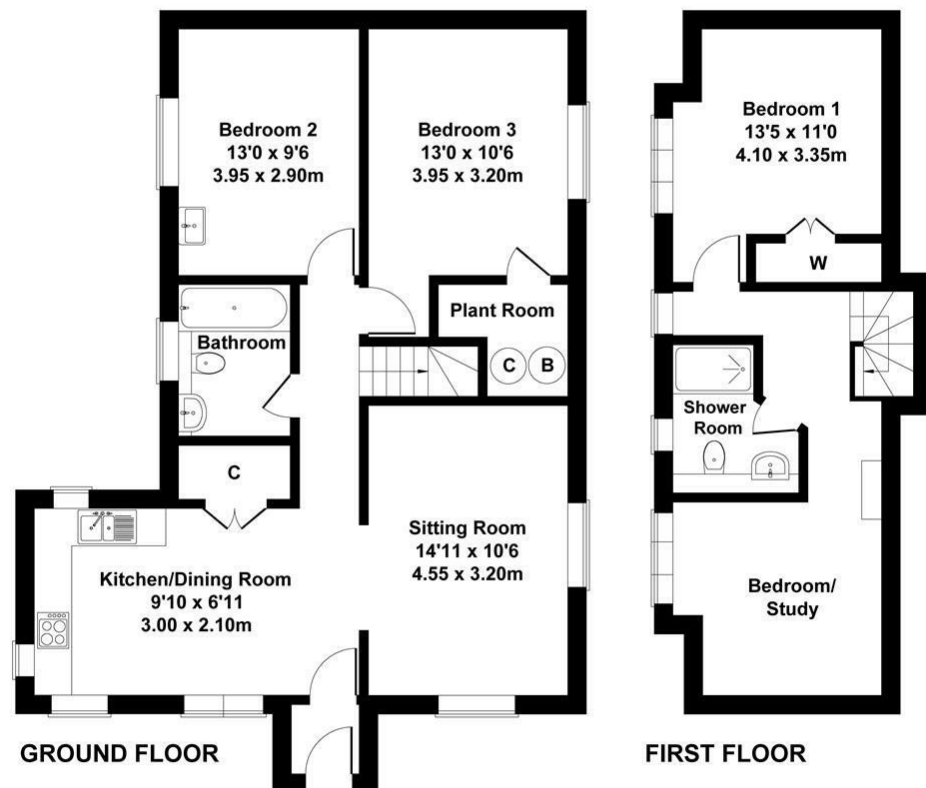
Viewings

Strictly by prior appointment through the sole selling agents, Spence Willard.



11 Howgate Road

Approximate Gross Internal Area
1195 sq ft - 111 sq m



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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