

SPENCE WILLARD



Rosemary Cottage, Hillway Road, Bembridge, Isle of Wight, PO35 5PJ

Situated in a beautiful semi-rural setting with views to Culver Down, this character cottage has been fully modernised and enjoys fantastic south facing gardens and off-road parking.



Rosemary Cottage is an attractive period cottage which has been modernised and opened up internally to provide a stunning family space with impressive central fireplace heating the open plan family room and impressive new high specification kitchen and bathrooms. There are three bedrooms which enjoy attractive rural views, whilst the gardens are terraced and extend in a southerly direction to a large summerhouse and deck at the top with the best views. Internally there is plenty of period character with exposed oak beam ceilings and bay windows, while there is a modern 'Nest' app controlled heating system and all new plumbing and lighting.

Hillway is a sought-after and rural village approximately 1 mile from the local village of Bembridge with its good range of shops, cafes and restaurants, including a butchers, fish mongers, farm shop and chemist, whilst Bembridge Harbour has extensive mooring facilities and two sailing clubs.

Accommodation

Ground Floor

Entrance

uPVC door opens to a small porch/hall with wall space for hanging coats.

Sitting Room

A large sitting room with contemporary style vertical radiator, bay window overlooking the front aspect and central fireplace with gas fire on a brick hearth, timber mantle and television point over. There is an under stair cupboard and a small area which has plumbing prepared for a downstairs W.C./Shower room to be added.

Dining Room

With bay window overlooking the front aspect and another gas fire within the central fireplace, this room is semi-open plan to the sitting room.

Kitchen

A stunning new Magnet kitchen boasting an attractive range of matt grey under counter and wall mounted soft close storage units with light pine worktops, tiled splashbacks and integrated appliances, including microwave, grill double oven and wine chiller. There is a large larder cupboard housing washing machine, boiler and integrated fridge and freezer. There is a four ring induction hob with extractor over, undercounter lighting and a stainless steel Franke sink with mixer tap over. Integrated dishwasher and bi-folding doors onto a dining, sitting area with Italian porcelain tiled floors overlooking the garden.

Conservatory

A glazed structure through sliding doors at the rear of the property currently arranged as a study, which has planning permission to be converted into a single storey extension.

First Floor

Stairs rise to a landing with a hatch accessing loft space. The first floor comprises three excellent double bedrooms, two of which overlook the front aspect with views toward Bembridge Airport and Brading and Nunwell Down, whilst the third bedroom is at the rear. A beautifully finished family bathroom with high specification fittings and Italian tiled floors and walls comprises a modern suite of panelled bath, shower enclosure, vanity unit wash basin, W.C. and heated towel rail.

Outside

The front of the property has a large block pavia driveway with space for parking several cars and gate providing side access to the rear. The gardens are completely private and terraced extending in a southerly direction on two levels which are laid to lawn with potting shed, large garden store and a substantial summerhouse with power and lighting laid on. A terrace at the top of the garden enjoys the best views and outside of the bi-folding doors is a patio ideal for outdoor dining and entertaining with external electrical points and water tap.

Services

Mains electricity, water, drainage. Heating is provided by a new gas fired combination boiler located in the kitchen and delivered via radiators.

Tenure

The property is offered Freehold

Planning Permission

22/00082/HOU

Has been granted for demolition of conservatory; proposed single storey rear extension; change of material finish and expires on January 2025.

Council Tax

Band D

EPC

C

Postcode

PO35 5PJ

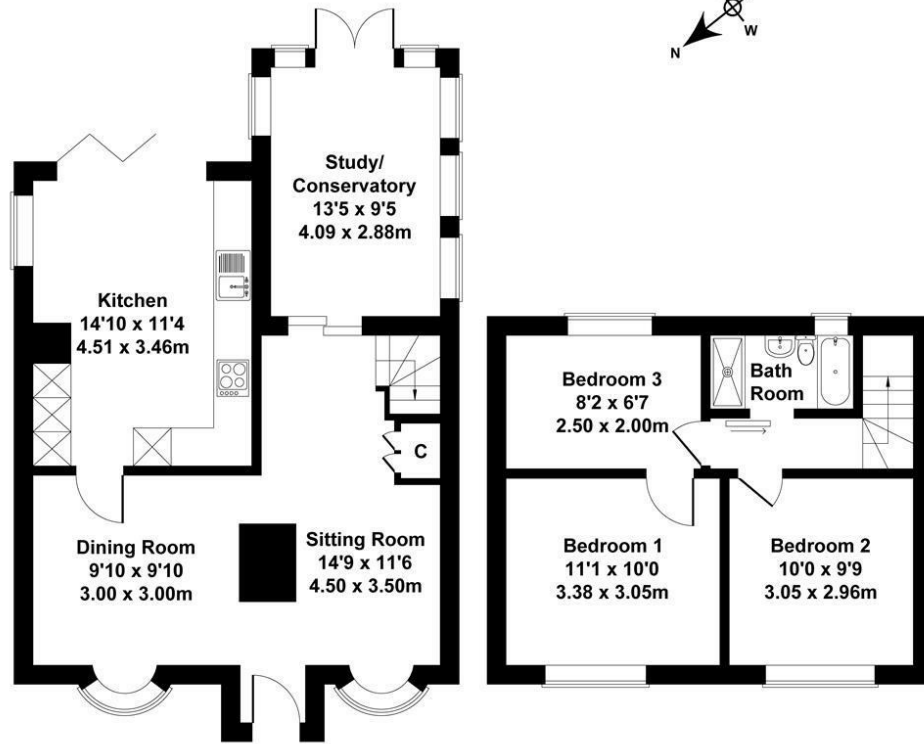
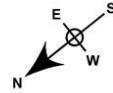
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents: Spence Willard.



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Approximate Gross Internal Area
872 sq ft - 81 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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