

# SPENCE WILLARD



The Spring, Summers Lane, Totland Bay, Isle of Wight

*A rare opportunity to acquire a charming four-bedroom detached cottage, complete with paddock and stable, perfect for small-scale equestrian use. Set on the southerly edge of Totland Bay and surrounded by open farmland and countryside, this character home offers an idyllic semi-rural lifestyle.*

VIEWING

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Lovingly improved and extended, The Spring offers the perfect blend of rustic charm and modern living. The bright, surprisingly spacious interior features a stylish fitted kitchen, a characterful dining hall with exposed floorboards, and a wonderfully airy double-aspect living room. A sympathetic 2018 extension added a welcoming entrance hall, together with a ground floor double bedroom and shower room, enhancing the home's sense of space and flow. The first floor provides three comfortable bedrooms and a generous bathroom, all warmed by gas central heating and benefiting from double glazing. Original features sit harmoniously alongside contemporary upgrades, creating a home that feels both timeless and comfortable.

To the front, gravelled parking leads to both entrances, with pathways to either side guiding you to the rear garden. Here, a sun-drenched patio connects seamlessly with the dining room, ideal for gatherings with family and friends. Beyond, the garden stretches into a versatile area perfect for a pony, donkey or simply enjoying the open space. With its own access from the neighbouring road, the land may also offer scope for a future building plot (subject to planning).

#### **LOCATION**

The cottage is quietly tucked away off Summers Lane, approached via a charming farm lane that also forms part of a local bridleway. From here, a network of footpaths and bridleways leads to miles of National Trust-owned downland and countryside, offering truly breathtaking coastal scenery. Within just a few minutes' drive are the beaches at Totland, Colwell and Freshwater Bay, while the shops and amenities of Freshwater village are a comfortable 10-15 minute walk or a short drive away. For mainland connections, Yarmouth ferry terminal is around 10 minutes by car, providing regular sailings to and from Lymington.

#### **ENTRANCE HALL**

A Gothic-style arched, panelled entrance door opens to the front, revealing a welcoming space with coat hanging, a convenient built-in seat, and a worktop with storage beneath.

#### **BEDROOM 4**

3.55m x 3.00m (11'7" x 9'10")

This light-filled ground-floor double bedroom enjoys a tranquil feel, complete with fitted wardrobes, smart flooring, a skylight overhead, and double doors that lead seamlessly out to the rear garden and patio. Alternatively suited as another reception room or creative space.

### **SHOWER ROOM**

Beautifully created by the current owner to complement the 2018 ground-floor bedroom extension, this stylish shower room features a curved enclosure with spa shower, a WC, a vanity unit with inset basin, and a heated towel rail. A window to the front provides natural light.

### **DINING ROOM**

5.75m x 3.35m (18'10" x 10'11")

A charming space for hosting, with double doors that flow out to the rear garden and an open connection to the living room. A bespoke staircase rises to the first-floor accommodation, while exposed floorboards and striking Gothic-arched double doors leading to the entrance hall add further character and appeal.

### **LIVING ROOM**

5.65m x 3.35m (18'6" x 10'11")

A dual-aspect room with pleasant views over the rear garden and across adjoining farmland to the downland beyond. The generous proportions provide plenty of space for sofas and chairs.

### **KITCHEN**

5.40m x 2.80m (17'8" x 9'2")

A triple-aspect kitchen fitted with a bespoke range of modern base units and drawers, finished with solid oak worktops. A feature stone butler sink and dual-fuel cooker with stainless-steel chimney hood create a stylish focal point, complemented by space and plumbing for both a washing machine and dishwasher. A modern wall-mounted gas boiler provides heating and hot water. The original chimney breast, complete with mantle shelf and a recessed oak-topped work area beneath, adds further character and practicality. A panelled external door opens directly to the side/front garden and parking area.

### **FIRST FLOOR LANDING**

5.35m x 2.00m (17'6" x 6'6")

A generous flow space with window to the side, a useful storage recess and access to the loft space.

### **BEDROOM 1**

3.85m x 3.45m (12'7" x 11'3")

A bright dual aspect double bedroom overlooking the rear garden and views over farmland to Tennyson down beyond from a bay window to the side.

### **BEDROOM 2**

3.45m x 3.45m (11'3" x 11'3")

Another generous double bedroom overlooking the rear garden.

### **BEDROOM 3**

2.90m x 2.65m (9'6" x 8'8")

A double bedroom with an outlook and views to the front.

### **FAMILY BATHROOM**

2.90m x 2.50m (9'6" x 8'2")

A spacious family bathroom featuring a sleek, modern suite comprising a WC, vanity wash basin set on an elegant stand, and a luxury bath with side-mounted tap, shower over and glass screen. Stylish tiled walls and flooring, a characterful towel radiator, and a decorative corner fireplace combine to create a refined and inviting space.





#### **OUTSIDE**

To the front of the cottage is a generous off-road parking for several vehicles, with steps leading down to the main entrance and pathways on both sides providing access to the rear garden. The large rear garden features a substantial sun-drenched patio ideal for entertaining, with the remainder laid mainly to lawn and complemented by mature planting and trees. An additional vehicular access is available from Trevanions way to the side, providing a convenient access for vehicles and trailers/horse boxes to gain access to the neatly fenced paddock area with stable building which is well suited to for those wishing to keep a pony or donkey. This area may also offer potential as a future building plot, subject to the necessary planning consents.

#### **ADDITIONAL INFORMATION**

The current owner has carried out extensive works since late 2017 to include adding a ground floor extension providing additional living accommodation, the addition of extensive damp prevention works, the installation of a new combination gas boiler installed in 2024, carrying out upgrades to electrical systems, the addition of double doors to the dining room plus extensive works to the rear garden to name some of the improvements made.

#### **COUNCIL TAX BAND**

F

#### **EPC RATING**

D

#### **TENURE**

Freehold

#### **POSTCODE**

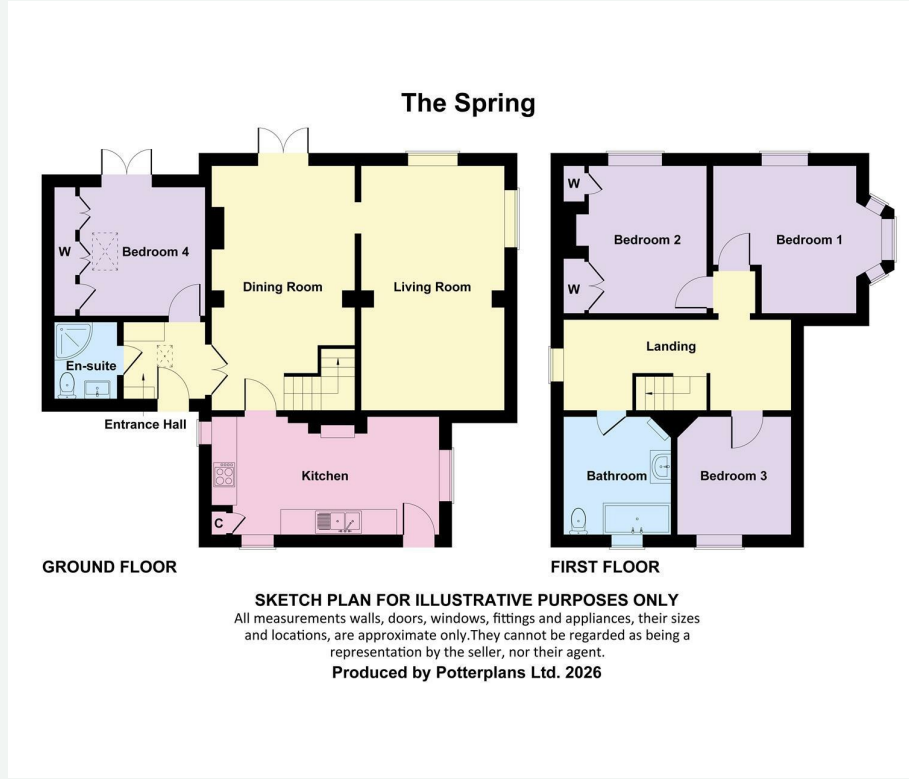
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#### **VIEWING**

Strictly by appointment only via Spence Willard estate Agents in Freshwater







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