

SPENCE WILLARD



Raglan Cottage, Yarmouth, Isle of Wight

A truly impressive and recently modernised three-bedroom cottage situated at the end of one of the most sought-after lanes in Yarmouth, where properties rarely come up for sale.

VIEWING

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Raglan Cottage has been the subject of an extensive refurbishment program in the last few years, which has delivered one of the most desirable properties in the immediate area. Located at the south end of Alma Place - a highly sought after pedestrian lane with very pretty rows of former fisherman's cottages either side. It forms part of the Yarmouth Conservation Area and makes the perfect lock-up and leave property. The redevelopment of the property was extensive, and all completed to a neutral colour theme for a new owner to enjoy straight away.

An intelligent and well-designed layout has created a superb first floor kitchen/diner/living space with vaulted ceiling with a bespoke, high-end kitchen. This room is perfect for entertaining with plenty of space for a good-sized dining table. There are exceptionally clean lines with an electric sky light roof blind. There is masses of south facing light with windows also overlooking the picturesque Alma Place. There is also a useful third bedroom on the first floor, which would be perfect for a study should that be required. This well-laid out house benefits from plenty of built-in/hidden storage solutions and a spacious stairway leads up to the first floor and all the fittings and fittings in the property are high specification.

On the ground floor there two attractive double bedrooms, one of which leads through to a hidden bathroom, with under floor heating - which is immaculate fitted with bespoke fittings. High quality wardrobes have been fitted. There is a further shower room with W/C with under floor heating.

The shops and facilities of Yarmouth are just a short stroll down the road along with the ferry with its mainland connection. Retaining plenty of character, this charming home offers two bedrooms (with the possibility of a third), a large sitting room, dining area/entrance porch, downstairs bathroom, kitchen, front garden and roof terrace.

Yarmouth is an historic and sought after harbour town, with excellent sailing facilities and a car ferry service to Lymington. It is surrounded

by countryside of Outstanding Natural Beauty, including the unspoilt Yar Estuary and nearby footpaths give access to miles of countryside.

Outside: This pretty cottage has a fabulous garden to the front - perfect as a low maintenance space to enjoy outside dining. There is a range of shrubs and bushes and the garden overlooking Alma Place - which is packed full of seasonal plants - offering a beautiful backdrop of flowers.

Postcode: PO41 0QQ

Services All mains services are connected to the property.

Tenure: Freehold

EPC Rating D

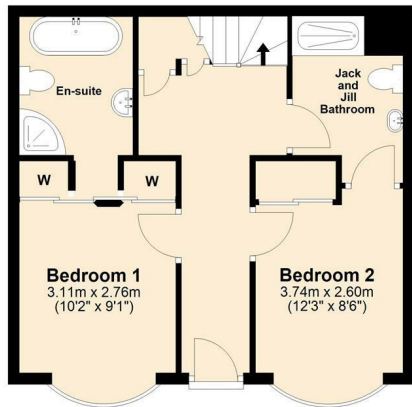
Council Tax Band D

Viewings Strictly by appointment with the selling agent Spence Willard.



Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

Raglan Cottage, 10 Alma Place, Yarmouth



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