

SPENCE WILLARD



Pallance Farm Cottage, Pallance Lane, Northwood, Nr Cowes, Isle of Wight

Occupying a quiet, picturesque location close to Cowes, a charming cottage with superb equestrian facilities including a stable yard, manège and paddocks – in all about 6.6 acres

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Originally a pair of cottages built in the 1800s, subsequently remodelled to provide light modernised accommodation and an attractive outlook over the gardens, paddocks and adjoining countryside. A nicely proportioned dual aspect sitting room and separate kitchen/ dining room both benefit from glazed doors opening to the large rear terrace. There are double glazed windows throughout and a blend of period charm and modern comforts. A gravelled driveway leads to ample parking adjacent to the cottage and to the rear is a southwest facing terrace and secluded garden. The stable yard and paddocks situated immediately adjacent to the garden also have their own separate vehicular access with great parking provision for horse boxes/lorries whilst the well organised stabling built by Scotts is based around a concrete yard. There is a good sized manège beyond which are partially post and rail fenced paddocks.

The property is situated on the western fringe of Northwood, which has a well-regarded primary school, a nearby pub and bus services. It is also a few minutes' drive away from Cowes, world renowned for its sailing, with its array of independent shops, restaurants and high-speed ferry connections to Southampton for convenient mainland commuting.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL An attractive entrance to the cottage, staircase with solid oak banister and handrail leading to the First Floor.

SITTING ROOM A particularly spacious and light dual aspect reception room benefitting from views of both the front garden and woodland. Wood burning stove set on stone hearth.



STUDY/PLAYROOM A versatile reception room with dual aspects and an open brick fireplace with timber surround, timber flooring.

KITCHEN/DINING ROOM Open plan with French doors leading to the rear terrace and with an outlook over the rear garden to the paddocks. Fitted with a good range of built-in base and wall cupboards with solid oak worksurfaces with ceramic 1 ½ bowl sink unit inset. Integral appliances including a fridge, freezer, dishwasher and washing machine and space for a range cooker set in a tiled alcove. Vaillant gas-fired boiler.

FIRST FLOOR

LANDING

BEDROOM 1 A particularly spacious double bedroom with an outlook to the mature woodland opposite and fitted with wardrobe cupboards. Doors open to:

SHOWER ROOM EN-SUITE Overlooking the rear garden, recently fitted with a large walk-in shower, washbasin set in a vanity unit with marble surface and WC. Views of garden and paddocks.

BEDROOM 2 A good sized double bedroom with original ornate fireplace.

BATHROOM Bath with tiled surround, washbasin, WC and heated towel rail.

BEDROOM 3 A double bedroom with attractive period fire surround benefitting from country views.





OUTSIDE

A gravelled driveway to the side and front of the house provides extensive parking. The principal garden lies to the rear facing southwest and features an extensive stone paved **TERRACE** providing a great al fresco seating and dining areas overlooking the secluded gardens and with an outlook over the paddocks. The gardens include lawns with various borders and mature trees and shrubs and creates a really attractive, private setting. There are also a series of raised vegetable beds and a timber **GARDEN SHED** and **LOG STORE**.

STABLEYARD AND PADDOCKS

Immediately to the north of the garden, the **STABLES** and **PADDOCKS** have an independent gated access from the lane with ample parking for horse boxes. The high-quality **STABLE YARD** built by Scotts comprises three stables, each 3.5 x 3.4m along with a substantial **HAY STORE/FEED STORE** 7.46 x 3.4m and a further **STORE/WASHROOM** 3.4 x 3m. The stables are set around a concrete hardstanding and there is an adjacent lean-to **MACHINERY STORE**. To the north is a **MANÈGE** (about 42m x 18m) with three paddocks to the west served by water. In all, the property extends to 6.6 acres.

SERVICES Mains water, electricity and drainage. Propane Calor gas tank. Gas fired central heating.

TENURE Freehold

COUNCIL TAX Band F

EPC Rating F

POSTCODE PO31 8LU

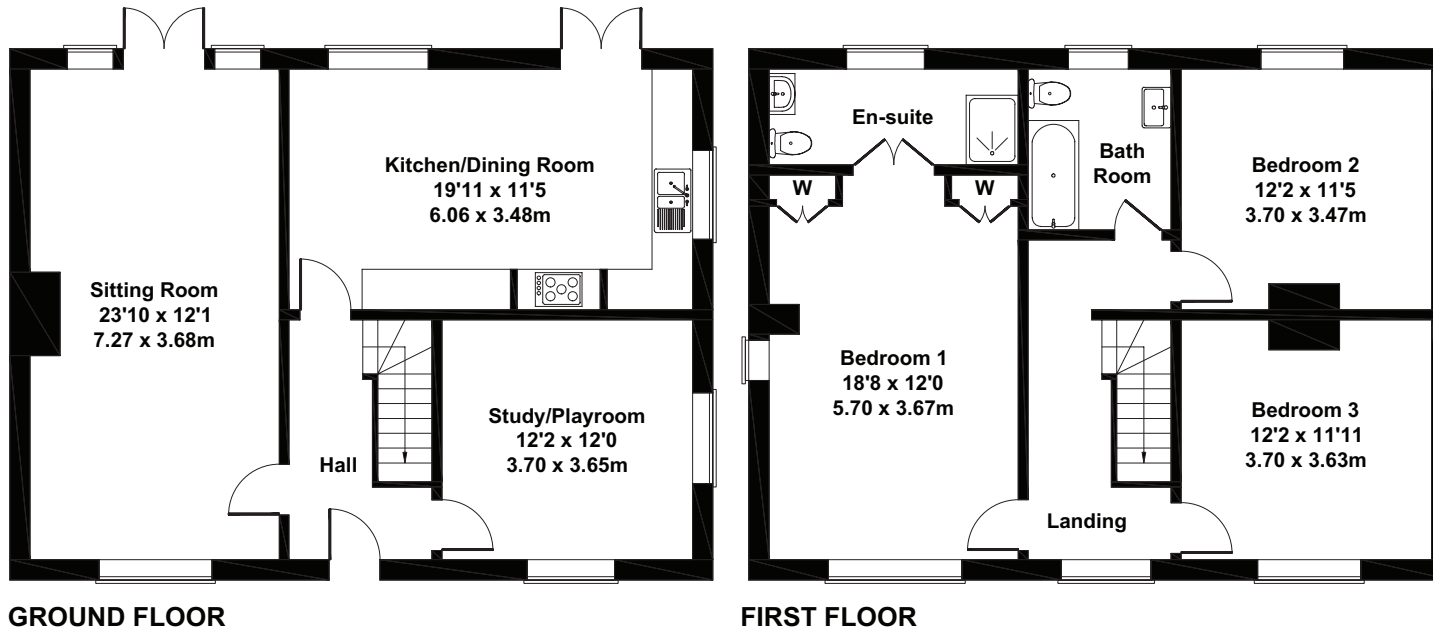
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agent, Spence Willard.





Pallance Farm Cottage

Approximate Gross Internal Area
1528 sq ft - 142 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.
Produced by Potterplans Ltd. 2026

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.