

SPENCE WILLARD



Alma Cottage, Wellow, Isle of Wight

# *Occupying a generous plot, this beautifully presented and recently upgraded 18th century detached country home is nestled within a secluded and peaceful rural setting*

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Alma Cottage has been improved over recent years and presents as a superb country cottage with masses of charm, with the northern wing having stunning hidden stonework being recently exposed. Upon arrival, you are greeted by a charming porch with the original character entrance through to the welcoming reception hall. The impressive kitchen/dining room offers a stylish open plan space conducive to modern living which has been tastefully designed to retain the feel of a country kitchen. This feel is continued through to the very useful utility room.

The characterful lounge features an attractive cross beamed ceiling together with oak flooring and a wood burning stove as its main focal point. The room opens through to a bright and sizeable garden room which enjoys a pleasant outlook over adjoining farmland. On the first floor there are three generous and well-proportioned bedrooms enjoying far-reaching country views together with a well-appointed family bathroom complete with a free-standing bath and separate shower cubicle.

Outside, the garden has undergone major changes recently and delivers a stunning and private space to enjoy this quiet semi-rural location. To the front is a spacious gravelled driveway accessed via a five-bar gate and providing ample off-road parking for several cars with an electric charge port for Electric Vehicles. The charming and peaceful village of Wellow is situated approximately three miles from the historic harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal, making this property suitable as either a permanent character residence or second home/holiday retreat.

ENTRANCE PORCH

RECEPTION HALL A welcoming space with oak flooring and stairs off to the first floor.

CLOAKROOM with WC, wash basin and built-in understairs storage

cupboard.

**KITCHEN/DINING ROOM 24' 8" x 11' 5" (7.54m x 3.5m)**

A wonderful spacious room enjoying a double aspect with oak flooring and featuring a stylish kitchen fitted with ample cupboards and drawers, solid oak work surfaces and butler/Belfast sink creating a lovely country kitchen feel. There are integrated appliances comprising a 'Rangemaster' cooker, fridge and wine cooler.

**UTILITY AREA 13' 10" x 6' 7" (4.24m x 2.01m)** A useful space fitted to the same high quality as the kitchen with good storage and providing space and plumbing for a washing machine, dishwasher, tumble dryer and fridge/freezer.

**SITTING ROOM 13' 5" x 12' 0" (4.09m x 3.66m)** A pleasant room with oak flooring and built-in shelving/storage either side of the open fireplace with wood burning stove. The room opens through newly fitted doors to:

**CONSERVATORY 20' 4" x 6' 5" (6.22m x 1.96m)** A bright area to sit and take in the view over adjoining farmland. There are doors at either end providing access to the generous deck, rear gardens and also out to a sheltered courtyard area.

**FIRST FLOOR LANDING**

**BEDROOM 11'7" 5" x 12' 4" (5.31m x 3.76m)** A large double bedroom with built-in wardrobe cupboards and double aspect windows offering views over surrounding farmland and countryside.

**BEDROOM 2 12' 9" x 10' 9" max (3.91m x 3.3m)** Another generous double bedroom with a feature fireplace and also enjoying a double aspect with rural views.

**BEDROOM 3 9' 6" x 7' 1" (2.92m x 2.18m)** A good sized bedroom currently being utilised as a study/studio with built-in storage cupboard and access to the loft space.

**BATHROOM** A beautifully appointed bathroom with a modern suite comprising of a WC, wall hung wash basin, corner shower cubicle and a freestanding double ended bath.

**SERVICES** Mains water and electricity. Private drainage. Modern electric central heating.

**COUNCIL TAX BAND E**

**EPC RATING F**

**POSTCODE PO41 0TB**

**VIEWINGS** Strictly by appointment with the selling agents, Spence Willard.





Total area: approx. 131.6 sq. metres (1416.8 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 PlanItUp.

**Alma Cottage, Wellow Top Road, Wellow**



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.