



- Attractive Stone Built Cottage
- Beautifully Presented & Stylish Interior
- Parking
- Every Inch an Impressive Home!
- Sought After Village Centre Position
- Stunning Modern Kitchen Overlooking Garden
- Chic Garden Chalet (15'4 x 10'10)
- Comfortable 2 Bedroom Accommodation
- Landscaped Garden with Lawn, Patio & Sun Deck
- Cosy Lounge, Formal Dining Room Plus Sitting Room

9 Chapel Road, Binstead, Isle Of Wight, PO33 3RT

£245,000

Nestled in the charming village of Binstead, this delightful cottage offers a perfect blend of modern living and traditional character. Spanning an impressive 946 square feet, the property features a cosy lounge that creates a warm and inviting atmosphere. The open plan dining area flows effortlessly into the sitting room, leading to a stunning kitchen that is sure to inspire culinary creativity.

The property boasts two well-proportioned double bedrooms, providing ample space for relaxation and rest. The stylish first-floor bathroom adds a touch of elegance, making it a perfect retreat after a long day.

Outside, the beautifully landscaped garden is a true highlight. It features a sandstone paved patio, a central lawn, and a sun deck, ideal for enjoying sunny afternoons or entertaining guests. Additionally, the garden chalet included in the sale offers versatile space for hobbies or storage.

Conveniently located in the heart of the village, this home is just yards away from local shops, bus routes, and a welcoming public house, ensuring that all your daily needs are within easy reach. With parking available for one vehicle, this property is not only charming but also practical for modern living. This is a wonderful opportunity to acquire a beautifully presented home in a sought-after location.



Accommodation

Entrance Lobby

Lounge

12'8" max x 10'10" (3.86m max x 3.30m)

Dining Room

12'7" x 10'10" (3.84m x 3.30m)

Built-in Storage

Sitting Room

10'7" x 8'3" (3.23m x 2.51m)

Kitchen

12'1" max x 11'4" max (3.68m max x 3.45m max)

'L' Shaped

Fitted Boiler Cupboard

Landing

Bedroom 1

12'8" max x 10'11" (3.86m max x 3.33m)

Built-in Storage

Bedroom 2

12'7" x 11'0" (3.84m x 3.35m)

Loft Hatch

Bathroom

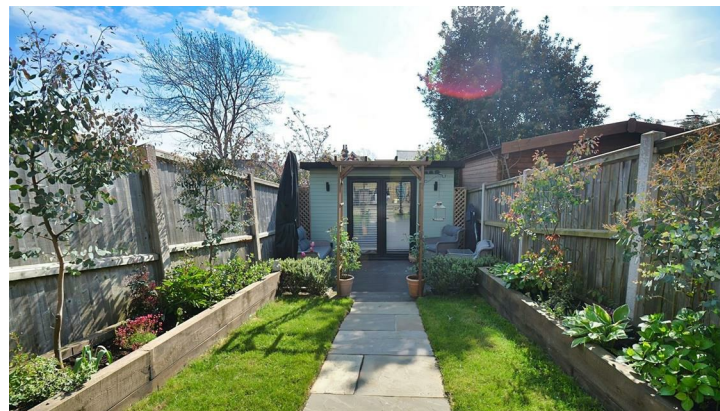
8'7" x 7'3" (2.62m x 2.21m)

Parking

Hardstand with a space for a vehicle.

Gardens

The frontage is designated for parking purposes. A covered walk-way leads to the side courtyard and rear garden. Much like the house, the garden has been beautifully designed to create a hugely appealing space. A raised paved patio sits overlooking the pretty garden and the surrounding steps down to the central lawn which is framed by raised shrub borders. A pathway connects with the sundeck as the ideal seating area catching the sun into the evening. Here you will find the pretty garden chalet.



Garden Chalet

15'4" x 10'10" (4.67m x 3.30m)

This pretty painted chalet provides a generous work from home space although has been used for social activities previously showing its versatility. Double doors. Power & lighting.

Tenure

Long leasehold. 100 years from 21/12/1859.

Council Tax

Band C

Construction Type

Stone elevations with brick quoins. Slate roof. Cavity walls.

Flood Risk

Very Low Risk

Mobile Coverage

Limited Coverage: Three

Broadband Connectivity

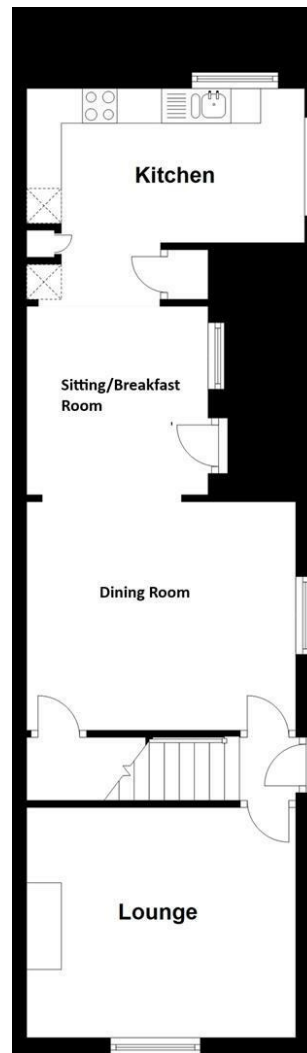
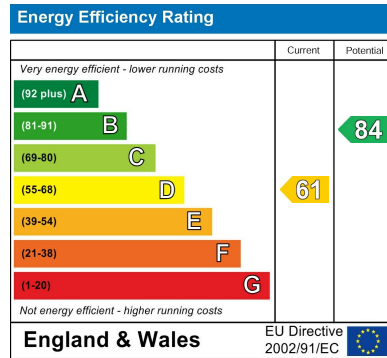
Openreach & Wightfibre Networks. Up to Ultrafast Available.



Services



Unconfirmed gas, electric, mains water and drainage.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



 187 High Street, Ryde, Isle of Wight, PO33 2PN
 Phone: 01983 611511
 Email: ryde@wright-iw.co.uk

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Viewing: Date Time

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