

# SPENCE WILLARD



1 West Hill Cottages, Ningwood, Isle of Wight

# *An immaculate, 3 bedroom semi-detached house with a wonderful rural outlook to the rear and an enclosed garden.*

VIEWING

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1 West Hill Cottages is a superb semi-rural cottage which has been significantly upgraded by the current owners including, decorating, landscaping, new carpets, comprehensive new drainage system etc. The property is a perfect family home, which is a short walk from the sought after Shalfleet Village School and the village Pub and all in an Area Of Outstanding Natural Beauty (AONB). There is an abundance of period charm to the house as well as good head height and light/airy rooms. The property has been double glazed throughout.

The ground floor is comprised of a characterful sitting room with natural stone feature fireplace at one end and south facing windows. There is a stunning double aspect kitchen with an excellent range of modern wall and base units; space for a dishwasher and washing machine. A good-sized dining room offers a good aspect across the rear garden. There is a very useful study which is south and east facing with plenty of natural light. The ground floor also benefits from storage areas/cupboards and a WC with wash hand basin.

Stairs with storage under lead to the first floor where there are three large bedrooms. The principal bedroom has a shower room en-suite with WC and wash hand basin with an east facing window. The main family bathroom on the first floor is immaculate with WC and wash hand basin; also with an east facing window. The second bedroom is large with a substantial bank of built in wardrobes.

Outside There is a good-sized detached workshop with door leading out onto the main driveway. The garden is partly laid to lawn with paths throughout and two good sized outbuildings are well positioned to make the most of this attractive position. One of the outbuildings is a studio/summer house with power and lights and the other is a covered timber pergola which houses a dining area overlooking the surrounding fields and mature oak woodland. There is outside power socket and a tap. The property benefits from a well-sized, enclosed plot, with off-street car parking and a beautiful rural outlook to the rear.

Services Private drainage; newly installed treatment plant (November 2024). Mains water, power and gas serve the property.

Tenure Freehold

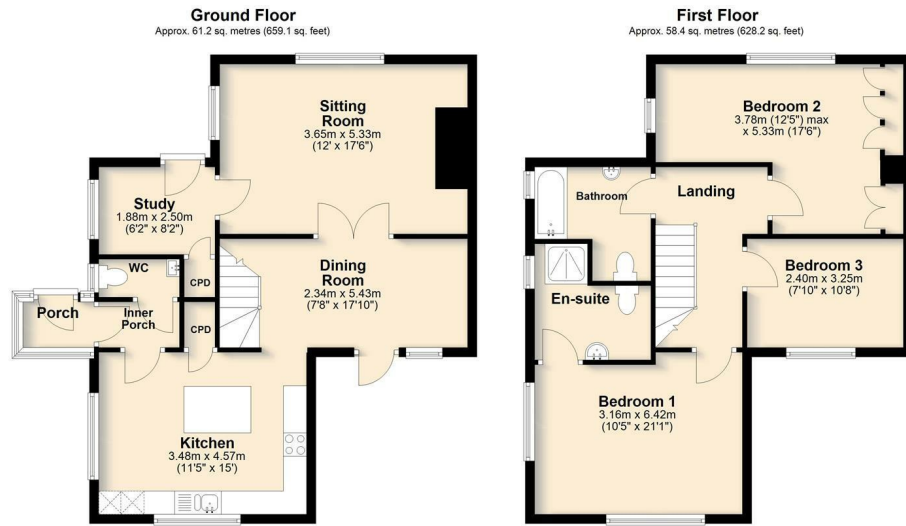
Council Tax D

EPC Rating D

Postcode PO30 4NW

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

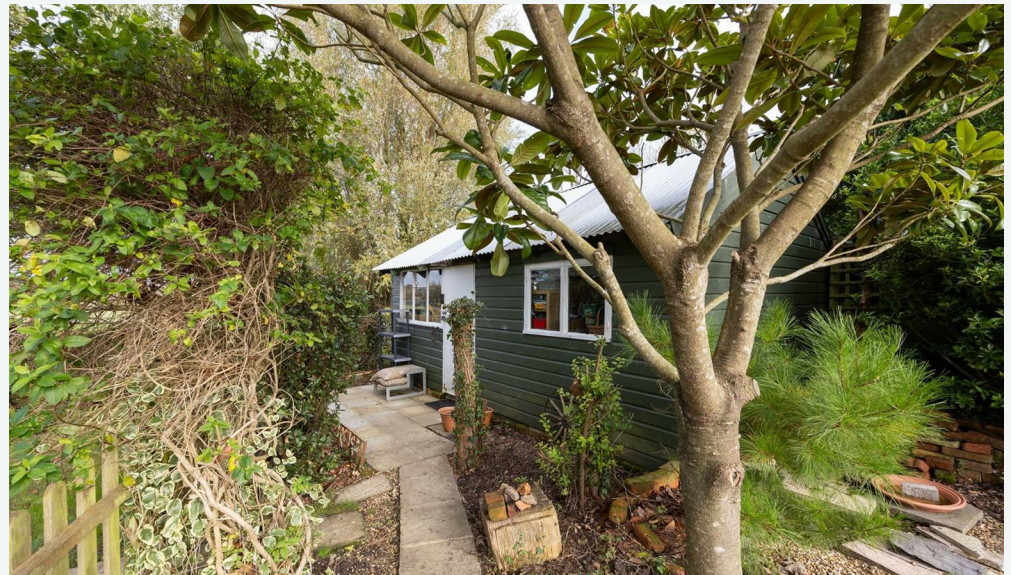




Total area: approx. 119.6 sq. metres (1287.3 sq. feet)

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**1 West Hill Cottage, Main Road, Ningwood**



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