

SPENCE WILLARD



Christmas Cottage, Yarmouth, Isle of Wight

A perfectly formed and high quality refurbished three-bedroom mid terraced cottage located in this pretty row of cottages within the Conservation Area.

VIEWING

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Alma Place forms an important part of the Yarmouth Conservation area. The shops and facilities are just a short stroll down the road along with the ferry with its mainland connection. Christmas Cottage has been extended to the rear and benefited from a roof conversion in recent years. There are two sitting rooms and a wonderful open plan kitchen/diner leading out onto a pretty garden with olive trees and private terrace and rear access.

Retaining plenty of character, this charming and refurbished home offers three bedrooms, a large sitting room/dining area, downstairs shower room, kitchen, first floor bathroom & garden. Furthermore, the property has a ground floor shower room with wash hand basin and w/c.

Alma Place is a beautiful and highly sought after pedestrian lane with very attractive former fisherman's cottages on either side and makes the perfect lock-up and leave property, with excellent holiday letting potential.

Yarmouth is an historic 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.

There is a pretty South facing sitting room with working open fireplace and plenty of natural light. This room enjoys lovely views over Alma Place with its stunning hedges and seasonal flowers. In the secondary sitting room there is a working log burner. This room leads into the kitchen/diner.

The kitchen has a good range of modern wall and base units. Part of this room benefits from a glazed roof light which allows for plenty of natural light. Doors through to the shower room and w/c with wash hand basin. French Doors lead out into the garden.

The first floor comprises of a double bedroom with views over Alma Place and a further bedroom facing over the rear garden. Both

bedrooms have built in storage. There is a well-equipped family bathroom with w/c and wash hand basin. The top floor consists of a good-sized room with roof light windows and built in under eaves storage.

Outside there is an enclosed garden/terrace which is well sheltered and benefits from rear access and through to a rear alleyway.

TENURE
Freehold.

SERVICES
Mains gas, water, electricity and mains drainage serve the property.

EPC RATING
C

COUNCIL TAX
Band C

POSTCODE
PO41 0QQ

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







Christmas Cottage, Alma Place, Yarmouth

Approximate Gross Internal Area
1066 sq ft - 99 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.

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