

McCarthy  
& BOOKER



2 Truckles Cottages Beatrice Avenue, East Cowes, Isle of Wight, PO32

**Guide Price £597,500**



A delightful thatched cottage with four bedrooms, two bath/shower rooms, bright and airy sitting room and a wonderful modern kitchen with utility. Garage and off road parking are adjacent to the cottage and glorious views can be had from the garden across fields. Located in a historic area, this home is found in rural bliss and viewing is highly recommended.

#### A thatched semi-detached cottage

Brimming with character and set over three floors, this delightful home has been beautifully upgraded with modern conveniences but has kept the charm of the original building. With four large double bedrooms, two bath/shower rooms, a sunny sitting room and kitchen/dining room this is a wonderful home set in a rural location and surrounded by history. There is a long front garden, patio area and a separate garage.

#### Truckles Cottage

In a picturesque location, within Queen Victoria's Osborne estate, this property is surrounded by many other buildings that are Victoria and Albert's legacy. This lovely cottage was believed to be the home of the head gardener of Osborne House and, legend has it, Victoria herself asked for the two bedroom windows looking out to St Mildred's Church to be made into three to make the most of the view.

At the rear of the property are the Alms Houses for the then tenants of the estate, which are now Grade II listed. St Mildred's Church was the place of worship for the royal family when in residence at Osborne House and Princess Beatrice married here and is buried within the graveyard.

#### Interior

With a wealth of original features, including high ceilings, flagstones, thresholds and fireplaces, this bright and airy cottage has soft tones and decor throughout which complement the stripped doors and floors. It has been sympathetically improved for today's comforts with all windows and patio doors double glazed, bar 2 small windows, in 2023 and a boot room extension built in 2018. The bath/shower rooms were installed in 2024 and have the luxury of underfloor heating.



#### Ground Floor:

The hallway has original stone flagstones along with stripped wooden flooring that continues through to the sitting room and kitchen dining room. Along with a stylish cloakroom, that also houses the boiler, there is a convenient storage area within the lobby.

The sitting room is flooded with light from the French doors and windows, with a log burner recessed within the chimney breast, making this a relaxing and cosy room with views across the garden.

A utility room was added in 2018, which has space and plumbing for a washing machine and tumble dryer, American style fridge freezer and additional storage cupboards. This area still has the original rear door threshold in situ, a charming feature. This room is off the bright and sunny kitchen with its large island/breakfast bar that has the four zone induction hob and integrated extraction fan. The navy blue wall and base units have two integrated WiFi enabled ovens, dishwasher, and Belfast sink with Quooker tap. A kitchen with modern technology within a period setting, the best of both worlds.

#### First Floor:

Off the airy hallway, with its two double built in storage cupboards, are two generous double bedrooms and a family bathroom.

The principal bedroom is generous in size with plenty of light streaming into this spacious room. There is also a double built in wardrobe and feature fireplace with black and white tiled hearth. The second bedroom on this level has built in mirrored wardrobes with similar tiled fireplace.

A family bathroom has a freestanding tub as well as a shower cubicle.

#### Second Floor:

On this floor are two double bedrooms, looking out towards the fields at the fore of the property, and a stylish modern shower room with tiled cubicle.

One of the bedrooms has bespoke mirrored bi-fold door cupboards either side of the chimney breast, a thoughtful addition.

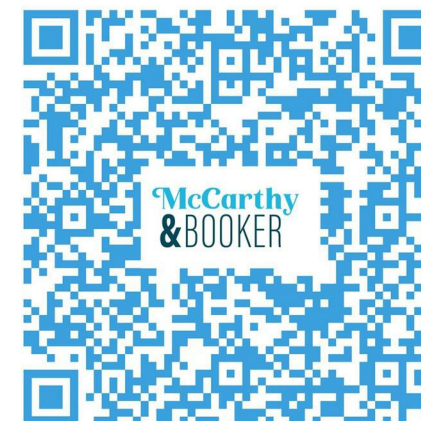
The other double bedroom has a feature fireplace and stone hearth.

#### Exterior

A long lawned front garden with a central path dotted with lavender either side and mature hedges and plants line on both borders, is a haven for flora and fauna.

A paved patio is to the side of the cottage, with high hedges giving seclusion when sitting in this peaceful space and gazing out over to the pony paddocks beyond the gates. The relaxing loggia, with its wood store beneath the thatched canopy, opens to the rear where a useful garden store can be found. A rear gate opens to the footpath that runs alongside the Alms Houses and leads to the garage.

The double door garage can also be accessed from a wide driveway that leads to the Alms Houses, it also has parking in front for one vehicle.



## Whippingham

Whippingham is a semi-rural village located 1.5 miles south of East Cowes. It is best known for its connections with Queen Victoria, especially St Mildred's Church, redesigned by Prince Albert. The village became the centre of the royal estate supporting Osborne House with farms, a school, almshouses, forge and cottages that were rebuilt when they became part of the Queen's estate. Whippingham is also the home to The Folly Inn which is set on the River Medina and is a popular pub and restaurant.

There is also an independent co-educational school within the village and good transport links to East Cowes, Newport and Ryde.

## Further Information

Tenure: Freehold

EPC: C



Total area: approx. 150.2 sq. metres (1616.3 sq. feet)

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2 Truckles Cottage, Beatrice Avenue, Whippingham

## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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