SPENCE WILLARD

4 Portland Terrace, Moons Hill, Totland Bay, Isle of Wight

An extended and characterful end-of-terrace four-bedroom home, set within a large plot offering ample off-road parking and positioned in the attractive Moons Hill Conservation Area.

VIEWING
FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK

The property provides generous and versatile family accommodation, with thoughtful extensions to the side and rear of the original cottage creating up to four bedrooms and well-proportioned living space. Care has been taken to retain the cottage's charming character features while enhancing the layout for practical modern living. The ground floor includes a good-sized partly open-plan lounge and kitchen to the rear, linked via the dining room to the rest of the space including a cloakroom, bathroom with both bath and shower to the ground floor along with a double bedroom with bay window that could equally serve as an additional reception room. Upstairs, there are three bedrooms, two featuring attractive original fire surrounds and capable of accommodating a double bed each. Outside, the property enjoys a generous front garden with off-road parking for several vehicles, while the large rear garden, backing onto farmland and enjoying a sunny southerly aspect, includes an extremely useful studio outbuilding.

LOCATION
Situated within the sought-after Moons Hill Conservation Area, the property enjoys attractive views across the downland to the rear and offers easy access to miles of coastal and countryside walks via a network of nearby footpaths and bridleways. The well-regarded High Down Inn is close by, while Totland Bay provides everyday amenities including a post office, along with a beautiful beach celebrated for its sunsets and the popular Waterfront bar and restaurant. The sandy shores of Colwell and Freshwater Bays are only a short drive away, as are Alum Bay, the iconic Needles and the wider facilities in Freshwater village. The historic harbour town of Yarmouth with its mainland ferry connections and excellent sailing opportunities is around ten minutes by car, making this an appealing location for both full-time living and holiday use.

ENTRANCE HALL
Located to the side extension with stairs leading off and featuring a useful built-in deep cupboard housing the hot water tank.

CLOAKROOM
A useful facility with a WC and wash basin.

DINING ROOM
3.65m max x 3.80m (11'11" max x 12'5")
A well proportioned room providing access through to the kitchen and lounge at the rear and featuring an attractive original cast iron stove set into the fireplace providing a practical and appealing focal point.

KITCHEN
5.10m x 2.35m (16'8" x 7'8")
Forming part of the extension, the kitchen area is partly open plan to the lounge and enjoys an outlook over the rear garden. Fitted with a range of oak fronted cupboards and drawers complemented by ample work surfaces incorporating a breakfast bar and inset sink unit, the kitchen space is ideally suited for everyday family living. . A 'Rangemaster' and calor gas range cooker with cooker hood over provides a good cooking facility whilst the under worktop space for a washing machine, dishwasher and tumble dryer adds a further practical touch together with the space for an upright fridge/freezer.

LOUNGE
3.65m x 5.10m (11'11" x 16'8")
The generous lounge enjoys a dual aspect to the side and rear with double doors leading straight out to the rear garden. there is ample space for sofas and chairs to suite family life.

BEDROOM 4
3.80m max plus bay x 3.70m max (12'5" max plus bay x 12'1" max)
Another double bedroom featuring a bay window to the front and a useful understairs recess. A decorative original fire surround adds an appealing character feature.

BATHROOM
2.25m x 3.05m (7'4" x 10'0")
A good sized facility comprising a freestanding bath, vanity wash basin and a shower cubicle.

FIRST FLOOR

BEDROOM 1
3.75m x 2.90m (12'3" x 9'6")
A good double bedroom to the front featuring an original decorative cast iron fire surround.

BEDROOM 2
3.75m max x 2.45m (12'3" max x 8'0")
Another double bedroom with a similar original decorative fire surround and enjoying a rural outlook towards Tennyson Down to the rear.

BEDROOM 3
2.20m x 1.95m plus door recess (7'2" x 6'4" plus door recess)
Located to the side with a useful recess to provide storage if desired.

OUTSIDE

COUNCIL TAX BAND
C

EPC RATING
E

TENURE
Freehold

POSTCODE
PO39 0HT

VIEWING
Strictly by appointment with the selling agent, Spence Willard.

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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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