

SPENCE WILLARD



Elm Cottage, Woolverton Road, St Lawrence, Isle of Wight

Situated in a quiet sought after coastal location, a semi-detached three-bedroom cottage with ample parking and sea glimpses

VIEWING

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ELM COTTAGE

Believed to be historically converted from a Victorian stable block that served the adjacent period house, Elm Cottage provides light and well-proportioned accommodation and benefits from ample parking and an easily maintained garden. With excellent access to some superb coastal walks, the cottage benefits from a particularly picturesque and quiet position on the Undercliff.

Positioned between the cliff and the sea, the Undercliff is well known for its micro-climate providing an array of plants ordinarily found in Mediterranean countries. Situated within this sought-after coastal village, Elm Cottage has access to wonderful country and coastal walks, including nearby Woody Bay and Steephill Cove. Nearby, is the popular town of Ventnor which offers a wider selection of popular independent restaurants, bars and shops, as well as fish market and renowned Botanic Gardens.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Wooden floorboards and staircase to First Floor with understairs storage area.

SITTING ROOM A nicely proportioned room with a wide bow-fronted bay window to the front elevation from which there are sea views. Fireplace (currently sealed), timber floorboards.

KITCHEN/DINING ROOM A spacious dual aspect room fitted with base units and solid timber worksurfaces. Zanussi oven with four-ring hob and extractor over. Wooden floorboards and wood burning stove. Opening to:

UTILITY ROOM Base cupboards and drawers, timber worksurfaces and a 1 ½ bowl ceramic sink unit with mixer tap and space for a washing machine, slimline dishwasher and fridge. Southerly sea views.

SHOWER ROOM Shower, washbasin, WC and heated towel rail.

FIRST FLOOR

LANDING

BEDROOM 1 A spacious double bedroom with sea views and space for a seating area. Built-in drawers and cupboards.

BATHROOM A modern suite with tiled walls, bath with separate shower over, washbasin, WC and heated towel rail.

BEDROOM 2 A double bedroom with outlook to the front.

BEDROOM 3 Twin or double bedroom.

OUTSIDE A pair of stone gate pillars with gates opening to a paved courtyard to the front of the house providing both parking and a south/west facing seating area. At the side of the driveway, and enclosed from Wolverton Road by an old stone wall, there is an attractive, low maintenance garden comprising various borders with a gravel path leading to a terrace, screened by vegetation to provide a secluded seating area, and with an outlook towards the southern coast. Path leading onto a small, paved terrace adjacent to the side of the cottage.

SERVICES Mains electricity, water, private drainage (shared with Beech Cottage and Elm Dene). Modern programmable electric heating.

TENURE Freehold

EPC Rating F

BUSINESS RATES The cottage is currently subject to business rates as a holiday let with a current annual charge of £1,796.40.

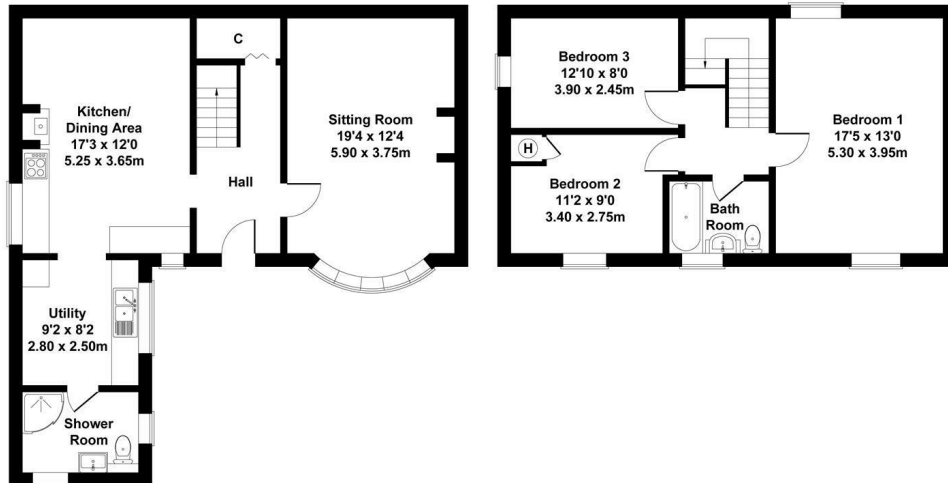
POSTCODE PO38 1XW

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



Elm Cottage Woolverton Road St Lawrence PO38 1XW

Approximate Gross Internal Area
1238 sq ft - 115 sq m



GROUND FLOOR

TOP FLOOR

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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