



Guide Price £385,000

BAY COTTAGE, 47 ST. MICHAELS ROAD, ST HELENS, PO33 1YJ



Seafields

## **SUPERBLY SPACIOUS DETACHED HOME IN SOUGHT AFTER SETTING!**

This ideally positioned 3-4 BEDROOM family home offers great charm, space and versatility - located within a tranquil 'no through' lane which is convenient for the Village Green and amenities, plus just a short walk away from Bembridge Marina, sailing clubs and beautiful beaches. Originally 2 semi-detached properties, Bay Cottage is now one well proportioned residence comprising a sitting room with open plan aspect to the dining room (with large log burner), separate well proportioned kitchen (with Range cooker), plus a down stairs study (or fourth bedroom). The first floor (originally comprising 4 bedrooms) now offers a family bathroom plus 3 DOUBLE BEDROOMS - the 'master' suite leading to a large dressing room with en suite shower facilities. Additional benefits include gas central heating, far reaching Downs views, a good sized enclosed shingled GARDEN (with storage shed) plus, due to a wide dropped kerb, ample PARKING. Offered as CHAIN FREE, certainly very well worth a visit!

### **ACCOMMODATION:**

The side pathway leads to the rear entrance with multi-paned French doors into:

### **ENTRANCE PORCH:**

A smart entrance porch with dual aspect windows and glazed door into

### **SITTING ROOM:**

A most comfortable carpeted reception room with sash bay windows to front. Radiator plus exposed brick fireplace housing large log burner/stove. Recessed cupboard. Sliding timber door to:

### **DINING ROOM:**

Well proportioned carpeted room with radiators x 2. Double glazed bay with French doors to rear garden. Wide squared opening to:

### **KITCHEN:**

Large kitchen comprising good range of cupboard and drawer units with solid wood work surfaces over. Inset sink unit with period style taps. 'Leisure' Range cooker. Concealed washing machine, dishwasher and fridge/freezer. Timber flooring. Recessed down lighters. Tiled splash backs. Bay sash windows to front. Timber door to:

### **INNER LOBBY:**

Continuation of timber flooring with carpeted stairs to first floor. Door to:

### **STUDY/PLAY ROOM:**

A good sized extra reception room (or downstairs bedroom) with carpeted flooring and double glazed bay over-looking rear garden. Radiator.

### **FIRST FLOOR:**

Note: Originally 4 bedrooms (and could be re-instated) but one converted into a dressing room and en suite shower room to the master suite). Carpeted landing with doors to:

### **MASTER BEDROOM:**

Large carpeted double bedroom with sash bay window to rear with far reaching views towards the Downs. Radiator. Recessed dressing table with inset lighting. Large archway to:

### **DRESSING ROOM:**

Carpeted room with sash bay window to rear. Radiator. Door to:

### **EN SUITE SHOWER ROOM:**

Suite comprising large shower cubicle; w.c. and vanity wash basin. Mirror fronted toiletry cupboard. Full tiling to walls. Extractor fan. Recessed lighting.

### **BEDROOM 2:**

Carpeted double bedroom with sash window to front offering far reaching countryside views. Radiator. Door to over stairs wardrobe. Further door to airing cupboard housing Worcester gas boiler.

### **BEDROOM 3:**

Another carpeted double bedroom with sash window to front. Radiator. Stripped wood fronted built-in wardrobe.

### **FAMILY BATHROOM:**

Comprising suite of wood panelled bath with Mira shower over; pedestal wash basin; w.c. Full tiling to walls. Extractor. Recessed down lighters. Fitted wall mirror. Radiator. Obscured window to side.

### **OUTSIDE:**

An easy to maintain shingled/patio enclosed garden - perfect spot for al fresco dining/entertaining - with large shed/workshop. Timber 'door' giving side access to the front garden - which comprises a lawned area with ornamental stone well plus raised flower bed.

### **DRIVEWAY:**

There is a wide dropped kerb plus deep driveway providing good private parking space.

### **TENURE:**

Freehold

### **OTHER PROPERTY FACTS:**

Construction: Red brick detached house

Council Tax Band: D

Energy Performance Rating: D

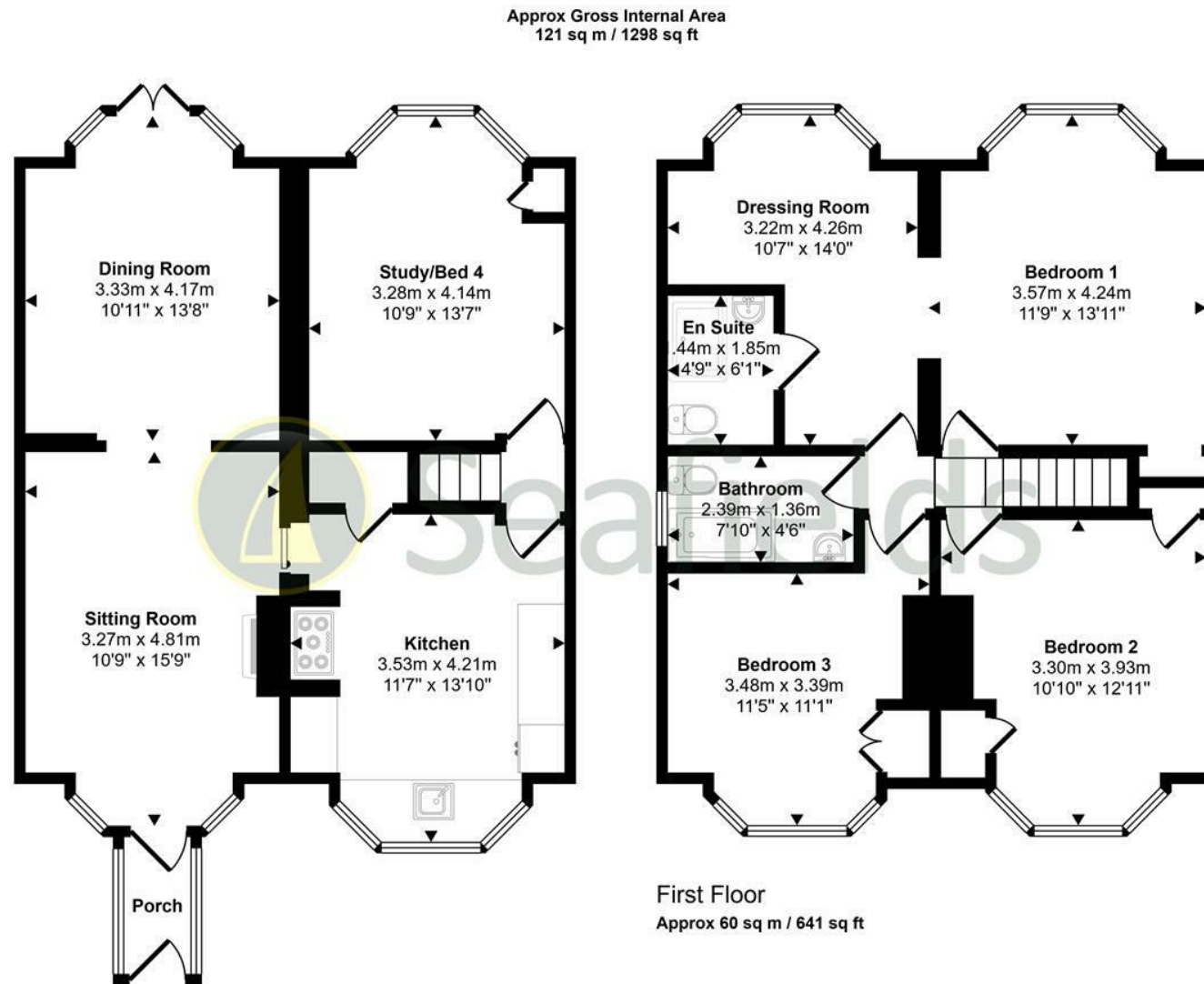
Conservation Area: No

Listed Building: No

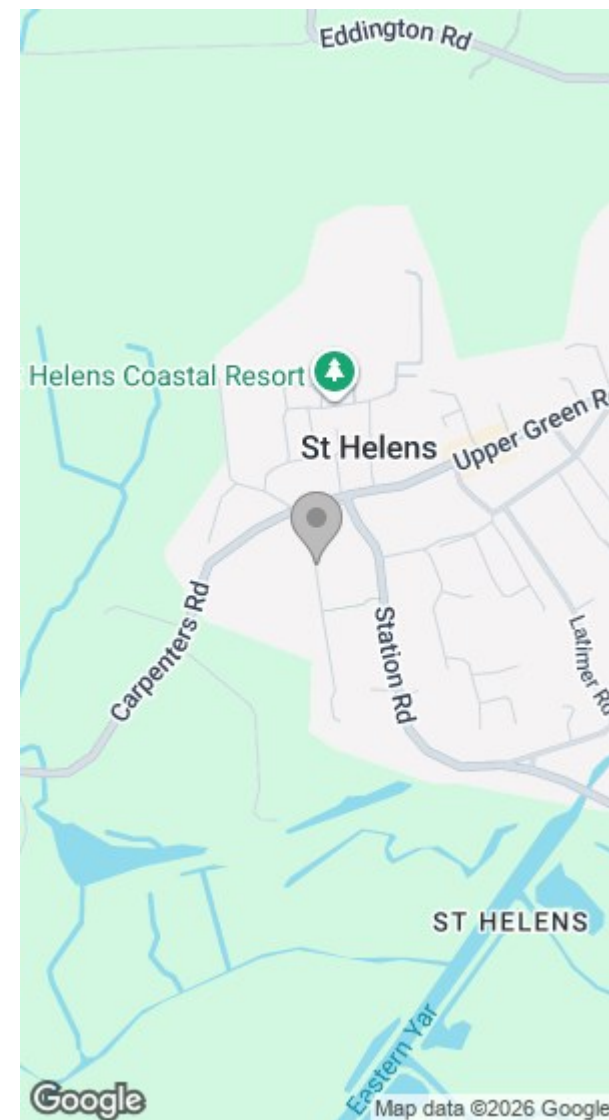
Flood Risk: No

Services: Mains gas, electricity, water/drainage

Sellers' Situation: No chain



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

