SPENCE WILLARD



2 Fairy Hill Cottages, Holgate Lane, Seaview, Isle of Wight, PO34 5DH

A charming character cottage with delightful gardens and Solent views, tucked away in an elevated setting close to Seaview village and Seagrove Bay.

VIEWING
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A charming semi-detached character cottage occupying an elevated position along a private lane on the outskirts of Seaview village, enjoying attractive gardens, allocated parking and views across the Solent towards Portsmouth from the principal bedroom. A nearby footpath provides access down towards the beautiful sandy beach at Seagrove Bay.

Built of traditional stone and brick beneath a tiled roof, 2 Fairy Hill Cottage is an idylic home with a wealth of character, including exposed beams, deep window reveals and a wood-burning stove. The accommodation is comfortably presented throughout, with a particularly attractive sitting room opening directly onto the garden, a separate dining room and three first-floor bedrooms.

Extending to approximately 1,012 sq ft (94 sq m), the cottage offers well-proportioned accommodation ideally suited to use as either a permanent residence or a coastal retreat. The gardens are a particular feature, providing a good degree of privacy with an extensive lawn, established trees and mature planting, together with a sheltered terrace for outdoor dining.

Location
2 Fairy Hill Cottage occupies an elevated position along a private lane on the periphery of the popular coastal village of Seaview. The setting offers a pleasant balance of privacy and accessibility, with a nearby footpath providing a delightful route down towards Seagrove Bay, renowned for its sandy beach and sheltered waters.

Seaview is one of the Island's most sought-after coastal villages, particularly popular for its sailing, beaches and relaxed seaside atmosphere. The village centre offers a selection of independent shops, cafés and restaurants, together with the well-regarded Seaview Yacht Club.

The surrounding coastline provides excellent opportunities for walking, swimming and watersports, with Priory Bay and Seagrove Bay both within easy reach. Ryde is a short drive away and provides a wider range of shops and amenities, together with regular passenger ferry connections to Portsmouth and onward rail services to London.

Accommodation
The principal reception room is a delightful, double-aspect sitting room with exposed ceiling beams, timber-effect flooring and a wood-burning stove providing an attractive focal point. Glazed French doors open directly onto the garden terrace, creating a lovely connection between the house and its outside space.

Double doors lead through to the dining room, which has ample space for a family dining table, a window overlooking the garden and a staircase rising to the first floor. The dining room also provides access to the kitchen, which is fitted with a range of traditional cupboards and drawers, work surfaces, a freestanding cooker and space for a washing machine or dishwasher. A ground-floor shower room with W.C. is conveniently situated beyond the kitchen.
On the first floor, the accommodation comprises three bedrooms, each with its own character, including sloping ceilings and attractive cottage-style windows. The principal bedroom is a good-sized double room enjoying elevated views across The

Solent towards Portsmouth, providing an attractive coastal outlook. The second bedroom also comfortably accommodates a double bed, while the third bedroom is currently arranged with twin beds and would also make a useful study or occasional bedroom. A family bathroom with bath, wash basin and W.C. serves the first floor.

Outside
The cottage enjoys an attractive garden, predominantly laid to lawn and enclosed by established hedging, shrubs and mature trees, creating a pleasant and relatively private setting.
Immediately adjoining the sitting room is a paved terrace, providing an ideal place for outdoor dining and entertaining during the warmer months. The combination of traditional stone and brick elevations, climbing plants and established gardens gives the property considerable charm.

To the front of the cottage is an allocated off-road parking area with a gravelled and hard landscaped surface.

Services:
Mains electricity, water and drainage. Heating is provided by gas fired wall mounted boiler and located next to the downstairs shower room and delivered via radiators.

Tenure:
The property is offered freehold.

Council Tax:
Band E

EPC
Rating D

Postcode
PO34 5DH

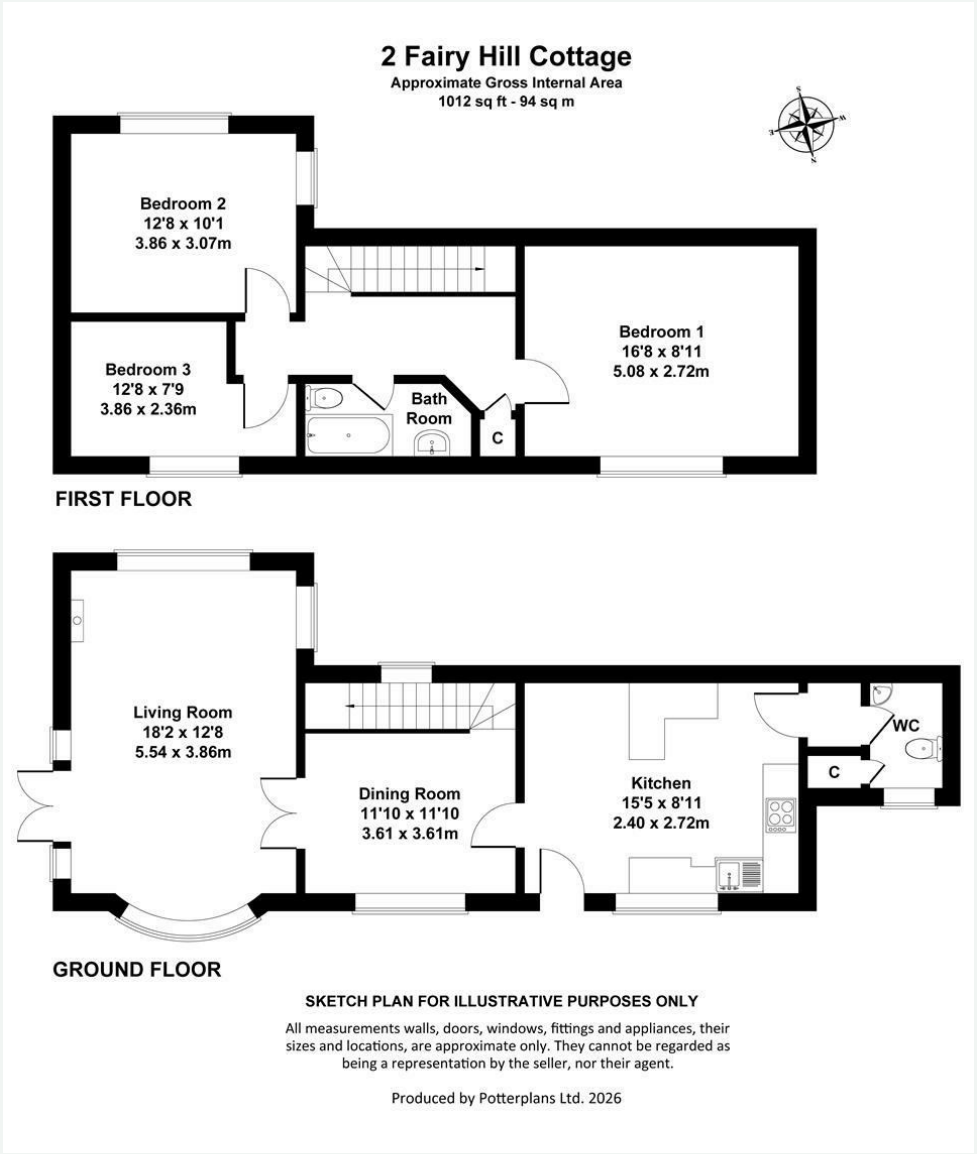
Viewings
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



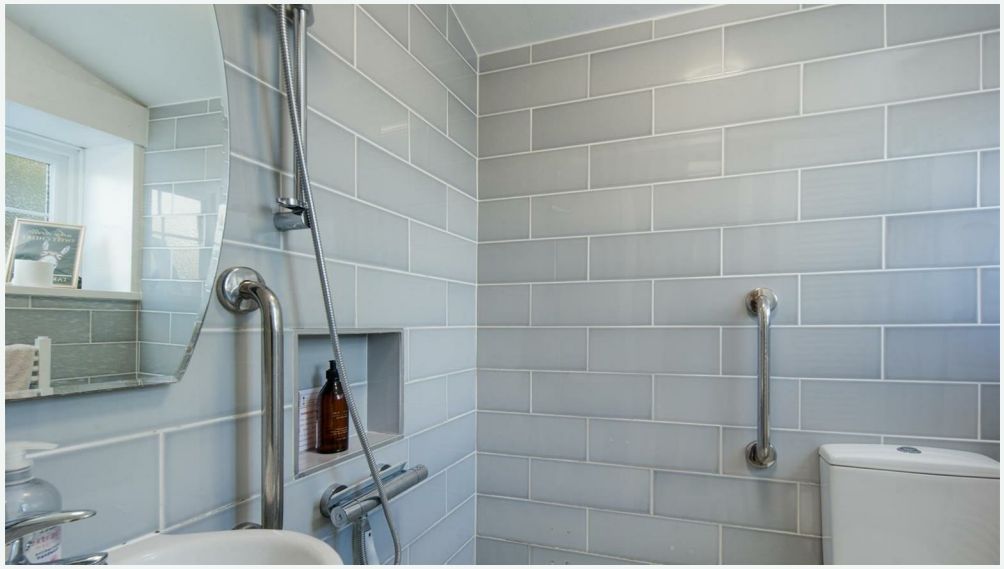












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