





92 Havant Road

Hayling Island, PO11 0LH

- GRADE II LISTED 16TH-CENTURY THATCHED COTTAGE
- THREE SPACIOUS RECEPTION ROOMS
- TWO BATH/SHOWER ROOMS
- OFF-ROAD PARKING FOR TWO VEHICLES
- DETACHED THREE-BEDROOM CHARACTER HOME
- ABUNDANCE OF ORIGINAL PERIOD FEATURES
- DETACHED STUDIO/HOME OFFICE WITH SAUNA & ATTIC ROOM
- GARDENS TO THE SOUTH, EAST & WEST

Enchanting Grade II listed 16th-century detached thatched cottage on Hayling Island. Offering three bedrooms, three reception rooms, two bathrooms, beautiful gardens, parking and a superb detached studio/home office with sauna, shower, WC and attic room.



Guide price £700,000



Positioned along Havant Road on Hayling Island, this enchanting Grade II listed detached thatched cottage offers a rare opportunity to acquire a home of considerable character and history. Dating from the 16th century, the property beautifully combines the charm and individuality of a period cottage with the space and practicality required for modern-day living.

From the moment you approach the property, its distinctive thatched roof, white rendered elevations and traditional windows immediately set the tone. Inside, the cottage is equally captivating, with a wealth of original and period features including exposed wall and ceiling timbers, characterful fireplaces, brickwork and gently irregular walls and ceilings that reflect the remarkable age and heritage of the building.

The ground-floor accommodation provides an excellent degree of flexibility, with three reception areas creating a variety of spaces in which to relax, entertain and dine. The principal sitting room is particularly atmospheric, with exposed beams and timbers complemented by an Inglenook fireplace housing a wood-burning stove, creating a wonderfully inviting focal point. A further family room continues the cottage aesthetic, featuring another Inglenook fireplace with exposed brickwork, alongside substantial timber beams and attractive wooden flooring.

The dining room provides a natural setting for family meals and entertaining and connects conveniently with the kitchen. Full of cottage character, the kitchen has been fitted with a range of traditionally styled cabinetry and generous work surfaces, while an abundance of windows draws in natural light and provides attractive views across the garden. A useful utility room and ground-floor shower room/WC further enhance the practicality of the accommodation.

Upstairs, the character continues through three bedrooms, each offering its own individual charm. Exposed timbers, vaulted and gently curved ceilings and traditional cottage windows create wonderfully atmospheric spaces, with the principal bedroom being particularly appealing. The first floor is completely served by the family bathroom, giving the main house two well-appointed bath/shower facilities across its two floors.

The accommodation extends to approximately 1,731 sq ft and is complemented by an exceptionally versatile detached outbuilding. Formerly a pig shed, this characterful additional building has been thoughtfully converted to provide an office/studio, sauna, shower and WC at ground-floor level, with stairs leading to a substantial attic room above. Whether required as a home-working environment, creative studio, hobby space or simply somewhere to retreat and unwind, it represents a particularly valuable addition to the property.

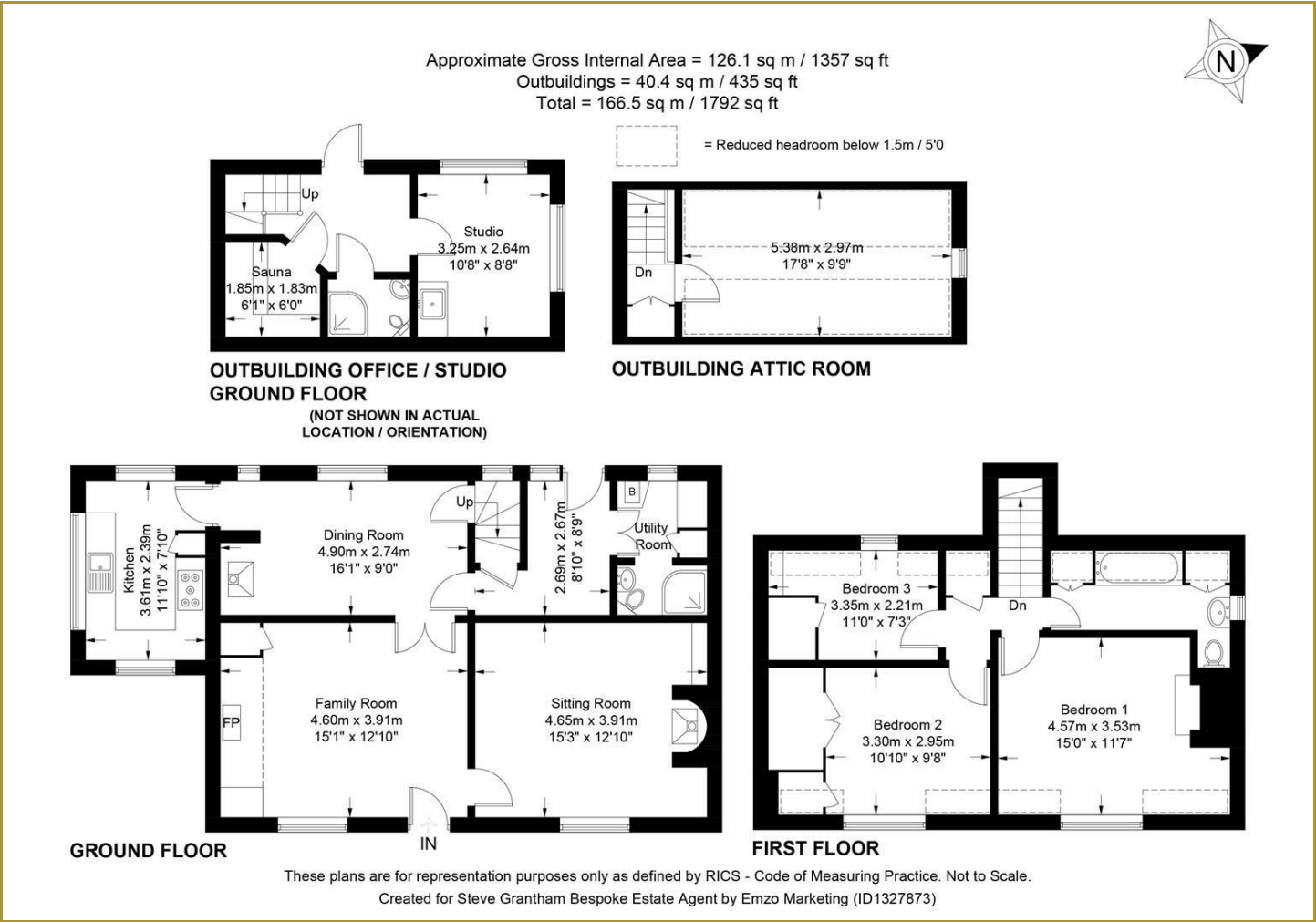
Outside, the cottage sits within established gardens extending around the South, East and West elevations, giving the house an appealing sense of privacy and providing several areas from which to enjoy the sunshine throughout the day. The garden combines lawn, mature planting and established shrubs with areas for outdoor seating and entertaining, including a raised timber deck. Its informal landscaping sits particularly well alongside the age and character of the cottage.

Off-road parking for two vehicles provides further convenience, a valuable feature for a period home of this nature.

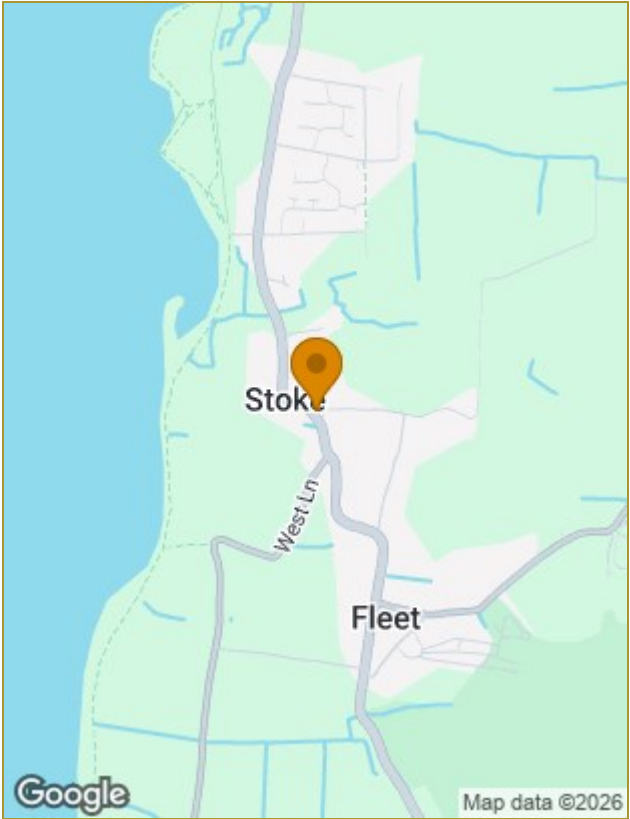




Floor Plans



Location Map



Energy Performance Graph

