

SPENCE WILLARD



1 Salterns Cottage, Yarmouth, Isle of Wight

A rare opportunity to acquire a 3-bedroom, substantial semi-detached house requiring modernisation, all within a large plot extending to 0.65 acre (0.23ha).

VIEWING

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1 Salterns Cottage is available to the market for the first time in over four decades, offering a new owner a significant chance to enjoy an exceptionally well-located large house which requires upgrading throughout. The property sits within level grounds of 0.65 acres and located down a private drive, set back from Halletts Shute. There are wonderful views across its own formal land. There is a former grass croquet lawn, which could be brought back to an impressive front lawn to the house.

The ground floor comprises of a good-sized double aspect sitting room with a rear secondary access staircase leading to bedroom 1 and 2. There are large windows allowing masses of natural light. A dining room is located alongside the kitchen with period features. The kitchen leads through into a useful rear utility room with WC and store room. There is a back door that leads onto the drive way. The first floor comprises 3 bedrooms, shower room, bathroom, and landing with good views across the plot.

Opportunities like this are very unusual and a new owner will be able to put their mark on the house which is packed with period features. The garden has all the hallmarks of a truly stunning space, surrounded by majestic trees and rural views looking up the valley.

The Garden has many features and plants added by the last owner will appeal to the gardening enthusiast.

There is a large greenhouse with 3 rainwater collectors and a garden shed for storing tools and mowing machines erected on a concrete base. A small reservoir also collects drainage water from a neighbouring spring. A water tap piped under the lawn from the mains supply also provides additional water.

A large kitchen garden plot, surrounded by concrete flagstones currently has raspberries, a gooseberry bush and red currants. A small area has strawberries and is divided by a bramble hedge from the rest of the garden.

The large red brick wall to the west has an extensive vine which bears abundant grapes. A large fig tree, a greengage tree, a pear tree, a damson tree, and an apple tree and some elderberry bushes also bear seasonal fruit.

The garden has various flower beds, one with a low wall, with many different flowering plants. Particularly during spring daffodils are

extensive and there is a bed of blueberries. A small area has some kitchen herbs.

Recently part of the lawn and hedge was dedicated to a "wild garden", with an unexpected variety of grasses, blooms and wild flowers, providing not only an eco habitat for pollinators, but also an exciting focus on the seasonal changing of nature.

A full size croquet lawn was constructed in the 1980's more recently used for golf practise.

A paved patio at the back of the house is a favourite place to enjoy the morning sun.

Outside, there are two garages (one is modern) and parking to the front of the house, with a shared access with the adjoining neighbour.

Directions From our Yarmouth office, proceed out of the town westwards over the swing bridge and continue up Halletts Shute. The property is located down a private drive on the left-hand side, opposite the main entrance to West Bay Country Club.

Tenure Freehold. The property has a right of way over the main driveway.

Services Mains gas water and electricity serve the property.

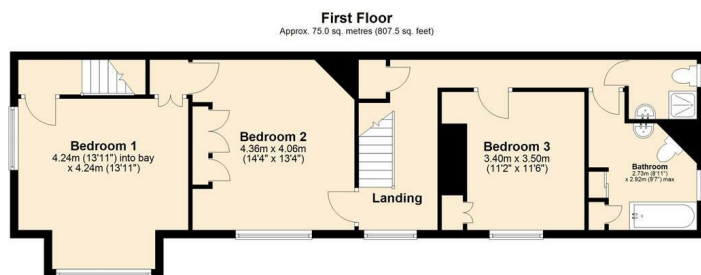
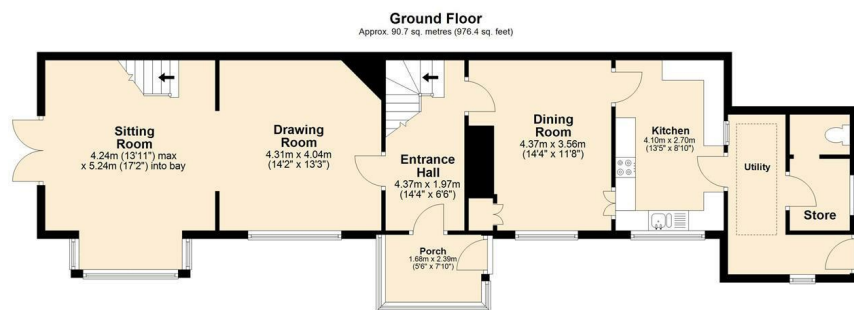
EPC Rating E

Council Tax Band E

Postcode PO41 0RH

Viewings Strictly by prior appointment with the selling agents, Spence Willard.





Total area: approx. 165.7 sq. metres (1783.8 sq. feet)

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