

# SPENCE WILLARD



Cove Cottage, 98 Steyne Road, Bembridge, Isle Of Wight, PO35 5SL

# *A charming period cottage benefitting from recent modernisation and extension, boasting four bedrooms, enclosed landscaped gardens and garaging.*

VIEWING

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Cove Cottage is situated in the sought after Bembridge Village with countryside views and boasts an excellent all round package. With plenty of period features in addition to spacious open plan accommodation, renovations also introduce a range of smart technology including a Hive and Phillips Hue app enabled lighting and heating system.

Ideally situated a short walk to Bembridge Primary School and Steyne Park, the village centre and the coastal paths of Bembridge are also close by. Bembridge Village has a butcher, florist, bakery, delicatessen, fishmonger and farm shop in addition to several cafés and restaurants. The harbour has two sailing clubs and there are numerous beaches surrounding the village. The Fast Cat providing high-speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

## **Accommodation**

### **Ground floor**

#### **Porch**

uPVC glazed porch with composite door and fanlight.

#### **Sitting Room**

Open to the living area, this space and log burning stove on a tiled hearth with timber mantle, vintage style radiators and a deep bay window with plantation shutters overlooking the front aspect.

#### **Snug/Study**

With period fireplace over a marble hearth and bespoke cupboards and shelving within the alcoves either side. Bay window with plantation shutters. Understair cloak cupboard with plenty of hanging space and shoe storage.

#### **Open plan Kitchen/Dining and Living Area**

As part of the extensive renovations and modernisation in 2018, this fantastic open plan family living entertaining space benefits from plenty of natural light through Velux windows and bi-folding doors onto the garden terrace. A central island with Neff four ring gas hob and concealed extractor hood over. The kitchen boasts a full range of under-counter and wall-mounted shaker style storage units with metro tile splashbacks incorporating a Bosch dishwasher, 1.5 bowl ceramic undermounted sink with mixer tap over and filtered/instant hot water tap, mid-level double oven and grill. In addition there is an integrated fridge and freezer. Pendant lighting over the dining table, audio visual points for a wall-mounted TV and Phillips Hue app enabled LED lighting with colour options and underfloor heating.

**Utility Room**

With side access, the utility room has a further range of counter space with cupboard housing GlowWorm combination boiler and space and plumbing for washing machine and tumble dryer.

**Shower Room/W.C.**

With pedestal wash basin, heated towel rail, shower, tiled floors and W.C.

**First Floor**

Stairs rise to a landing with airing cupboard and access to a loft which is boarded and insulated with lighting laid on. There are four double bedrooms, three of which benefit from integrated wardrobe storage and all with open far reaching views. The principal bedroom has a range of built-in wardrobes and rural views through a deep bay window with plantation shutters.

**Family Bathroom**

Enlarged as part of the renovations, this family bathroom offers a high specification of finish including a jacuzzi bath, vanity unit wash basin, large walk-in tiled shower, heated towel rail and W.C.

**Outside**

Cove Cottage has the benefit of off-road parking for several cars with two driveways, one being in front of a garage with up and over door and pitched roof. Enclosed gardens to the rear enjoy a westerly aspect and are fully landscaped with a large paved patio area, raised lawn and close board fencing boundary. A unique outdoor cooking area complete with stone worktop, integrated pizza oven, BBQ and chiminea. Garden shed to one side.

**Miscellaneous**

Cinema equipment in the snug and audio/visual appliances are available by separate negotiation.

**Services**

Mains electricity, gas, water and drainage. Heating is provided by a gas-fired boiler and delivered via radiators.

**Tenure**

The property is offered Freehold.

**EPC Rating**

D

**Post code**

PO35 5SL

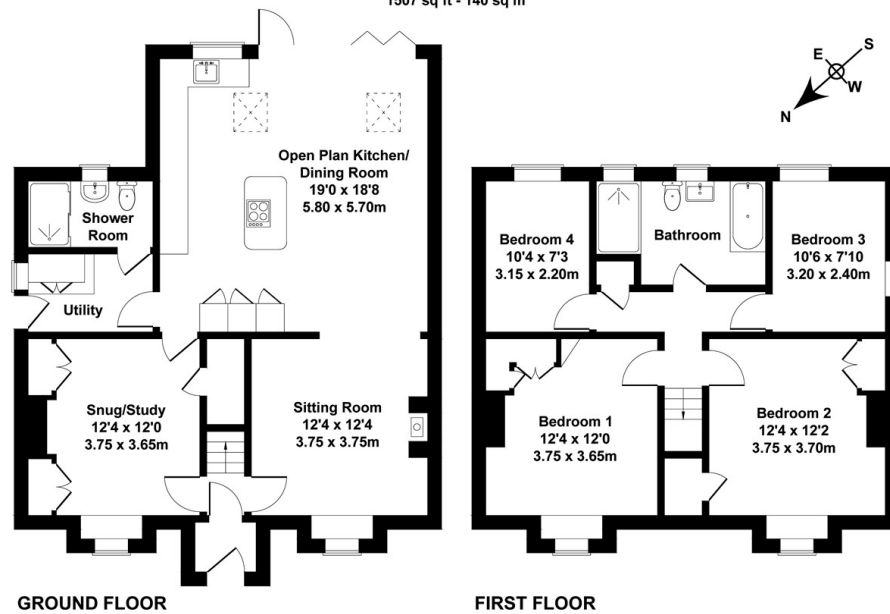
**Viewings**

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



## Cove Cottage, 98 Steyne Road

Approximate Gross Internal Area  
1507 sq ft - 140 sq m



**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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