

SPENCE WILLARD



Hideaway Cottage Preston Road, Bembridge, Isle of Wight, PO35 5UN

A substantial property with self contained annexe, unique character and private gardens to the rear.

VIEWING

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Hideaway cottage is deceptively spacious offering three bedrooms and two bathrooms, one of which being an ensuite in addition to a further self-contained 1 bedroom annexe all on one level. The main cottage has undergone extension and refurbishment in recent years with a large open plan kitchen/dining room, separate sitting room and an extension to the rear overlooking the gardens. Tucked away in a very quiet position off a well connected lane to the village amenities and the local park meaning it is a sought-after location among many buyers including those looking for a holiday or permanent family home. The unique arrangement of the property means there is a chalet located along the front path which is set up for ancillary accommodation or letting and has two parking spaces in front.

Situated a short walk from the village centre Bembridge boasts a good range of shops including a butcher, florist, bakery, organic farm shop and fishmonger in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst there are also numerous beaches. The Fastcat ferry providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation

Entrance

Porch vestibule with plenty of space for hanging coats.

Inner Hallway / Study

Overlooking the front aspect this is an ideal cloaks area, boot room or in its current arrangement providing a home office/study.

Sitting Room

With views through to the garden, there is a fireplace with brick surround and copper mantel housing log burning multi fuel stove.

Bedroom 1

A good sized double bedroom with views over the front gardens and bay window providing plenty of natural light.

Shower Room

With heated towel rail and vanity unit wash basin, shower, and W.C.

Bedroom 2

A particularly light room with garden outlook and ample integrated wardrobe storage.

Bedroom 3

Large double bedroom with garden outlook.

Family bathroom

The bathroom offers a modern suite with plenty of space and includes a free standing roll top bath with ball and claw feet, vintage style Burlington pedestal wash basin, shower and W.C.

Kitchen/Dining Room

An open plan space within the extended rear of the building providing a light filled dining room with large window and separate kitchen. The kitchen includes a full range of undercounter and wall-mounted shaker style storage units incorporating a 1.5 bowl stainless steel sink, integrated dishwasher and tiled splashbacks. There is also space for and plumbing for a cooker with extractor hood over, fridge freezer and wine chiller with a breakfast bar island in the centre and window overlooking the front garden. Plant cupboard housing a wall-mounted Glo-Worm gas fired boiler and 170L unvented cylinder.

Garden Room

With tiled floors, high ceilings with Velux windows and glorious garden views this excellent addition to the house provides a light and versatile space for enjoying the garden and there is also a utility space to one end with wash basin and worktop counter over. Space and plumbing for a washing machine and tumble dryer.

Chalet/Self Contained Annexe

Providing ancillary accommodation or letting potential this one bedroom annexe has a kitchen with dining area, sitting room with vaulted ceilings and a bedroom with built in wardrobes and ensuite shower room/W.C. There is a small area to the front by the parking with enough space for table and chairs with sunny southerly aspect.

Outside

Such as its title suggest Hideaway Cottage enjoys a hidden gem of a garden situated to the rear which is largely laid to lawn and a range of features including mature beds, trees and herbaceous shrubs. There is a garden pond, clippings area and greenhouse with a small stream running along the northern boundary and a large patio off the rear elevation with a southeasterly aspect. There is a paved patio to the front with block paved pathway leading to a gravelled driveway in front of the chalet. There is off road parking servicing both elements of the property in front of the chalet.

Services

Mains electricity, gas, water and drainage. Central heating is provided by gas-fired boiler, unvented cylinder located in a cupboard in the kitchen and delivered via radiators.

EPC Rating

C

Council Tax

Band B

Tenure

The property is offered Freehold

Post code

PO35 5UN

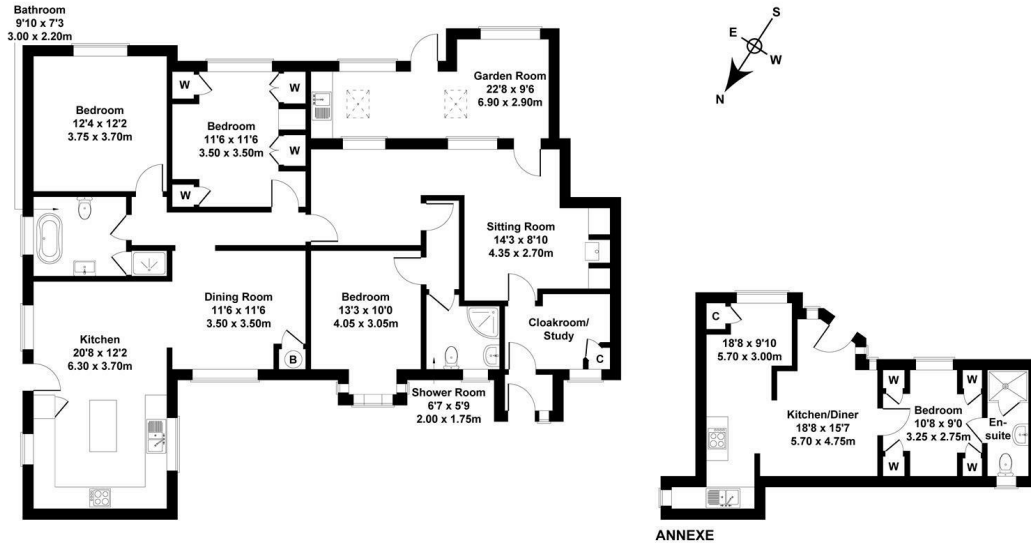
Viewings

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



Hideaway Cottage , Preston Road, Bembridge, PO35 5ON

Approximate Gross Internal Area
1938 sq ft - 180 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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