

SPENCE WILLARD



Cedar Cottage, Swains Road, Bembridge, Isle of Wight

Situated on one of the most sought-after roads in Bembridge which leads to the beach this handsome period property offers well-proportioned accommodation and pretty gardens.

VIEWING

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Constructed in approximately 1910 Cedar Cottage is a substantial and fascinating family home boasting generous reception rooms, high ceilings with period features including picture rails and original doors, wooden floors, skirting and architraves. Excellent spaces include a large sitting room, dining room and kitchen / breakfast room in addition to a dining room/study and five large bedrooms on the first floor with two bathrooms. Gardens extend to the front, side and rear and there is plenty of off-road parking while the beach and coastal path is a short walk away. This characterful period property provides extensive and comfortable accommodation but equally represents an opportunity for any buyer to remodel or extend to enhance the property where there is also scope for conversion of the loft space to increase accommodation further (subject to the necessary planning approvals and building certification).

The location is idyllic, just moments from the sandy beaches of Bembridge and minutes from excellent walking routes on coastal paths to the village center and Harbour. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, in addition to a butchers, fish mongers, farm shop, cafes and restaurants. There are high speed passenger ferry links to (22mins) Portsmouth from Ryde approximately 7 miles away.

Accommodation

Ground Floor

Entrance

Storm porch over a timber door with windows either side.

Hallway

With picture shelf and high ceilings is this is a welcoming space in the centre of the house with large under stair cupboard.

Sitting Room

A light room with bay window overlooking the front garden, pine floors and fireplace housing with fire inset.

Conservatory

A versatile space off the southern elevation with plenty of room for a dining table, chairs and with delightful garden outlook.

Dining Room

A room of excellent proportions with garden outlook through bay window. Fireplace with gas fire inset, serving hatch and high ceilings with picture rails and pine floors.

Kitchen/Breakfast Room

A large family space with double doors onto the rear decking. The kitchen incorporates a full range of undercounter and wall mounted storage units with 1.5 bowl stainless steel sink with mixer tap over and cream coloured gas fired Aga. Space and plumbing for an American style fridge freezer and tiled splash backs.

Inner Hallway

With plenty of wall space for hanging coats and cloaks and a W.C. with wall mounted wash basin and W.C.

Utility Room

A substantial storage / Boot Room housing modern wall mounted gas fired boiler and space and plumbing for a washing machine and tumble dryer.

Study

With wooden floors and garden access this dual aspect room also benefits from an open fire and garden outlook.

First Floor

Stairs rise to a spacious galleried landing with large hatch accessing the loft space. The accommodation of Cedar Cottage is particularly spacious with two very generous principal bedrooms both with deep bay windows offering an abundance of light overlooking the garden and also built in wardrobes. There are a further three double bedrooms, all with attractive garden aspect, one of which at the rear has a south westerly orientation and dual aspect providing plenty of light as well as a wash basin. There are two bath/shower rooms, one with bath, shower attachment, vanity unit wash basin, airing cupboard and W.C. while the shower room has a shower, pedestal wash basin, heated towel rail and W.C. A further airing cupboard / store is situated on the landing (which could provide a space for a staircase to the loft).

Outside

Cedar Cottage sits centrally within its gardens. The front garden is very private behind a mature evergreen hedge and where there is plenty of parking for several cars. Gardens wrap around the side and to the rear which are private and well maintained incorporating various herbaceous shrubs and hedging including a large rhododendron. Off the kitchen is a decked terrace with part pergola roof ideal for outdoor dining and entertaining. A cedar tile clad pitched roof garage providing plenty of storage with light and power laid on is attached to one side.

Tenure

The property is offered Freehold

Council Tax Band

F

EPC Rating

D

Services

Mains electricity, gas, water and drainage, heating is provided by gas fired boiler and delivered via radiators with a gas fired Aga in the kitchen.

Miscellaneous

Cedar Cottage is constructed of timber frame with cedar tile clad elevations.

Postcode

PO35 5XR

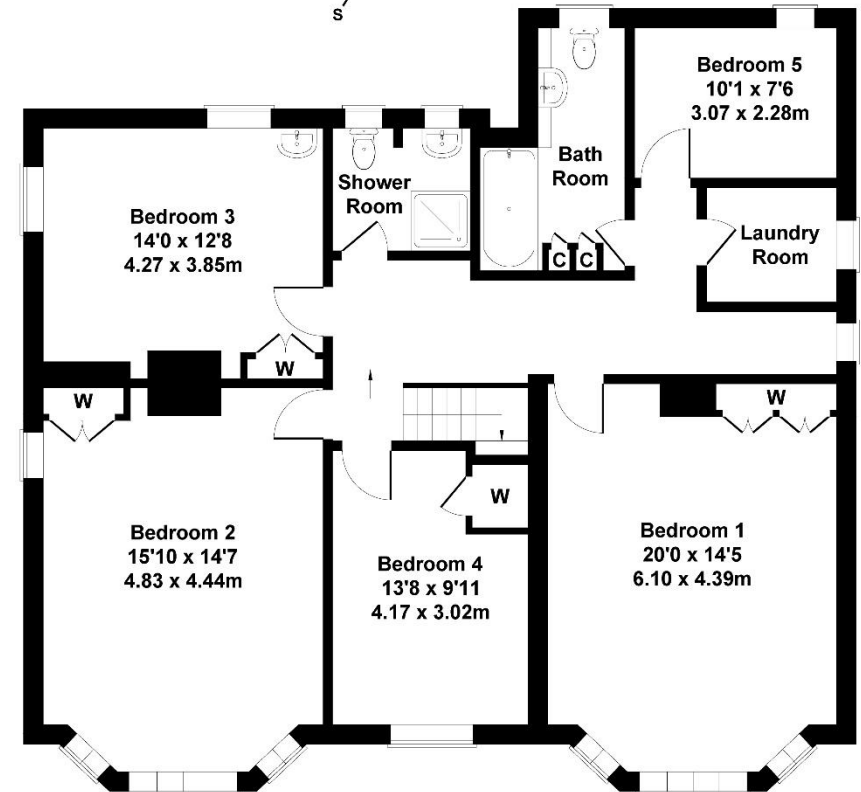
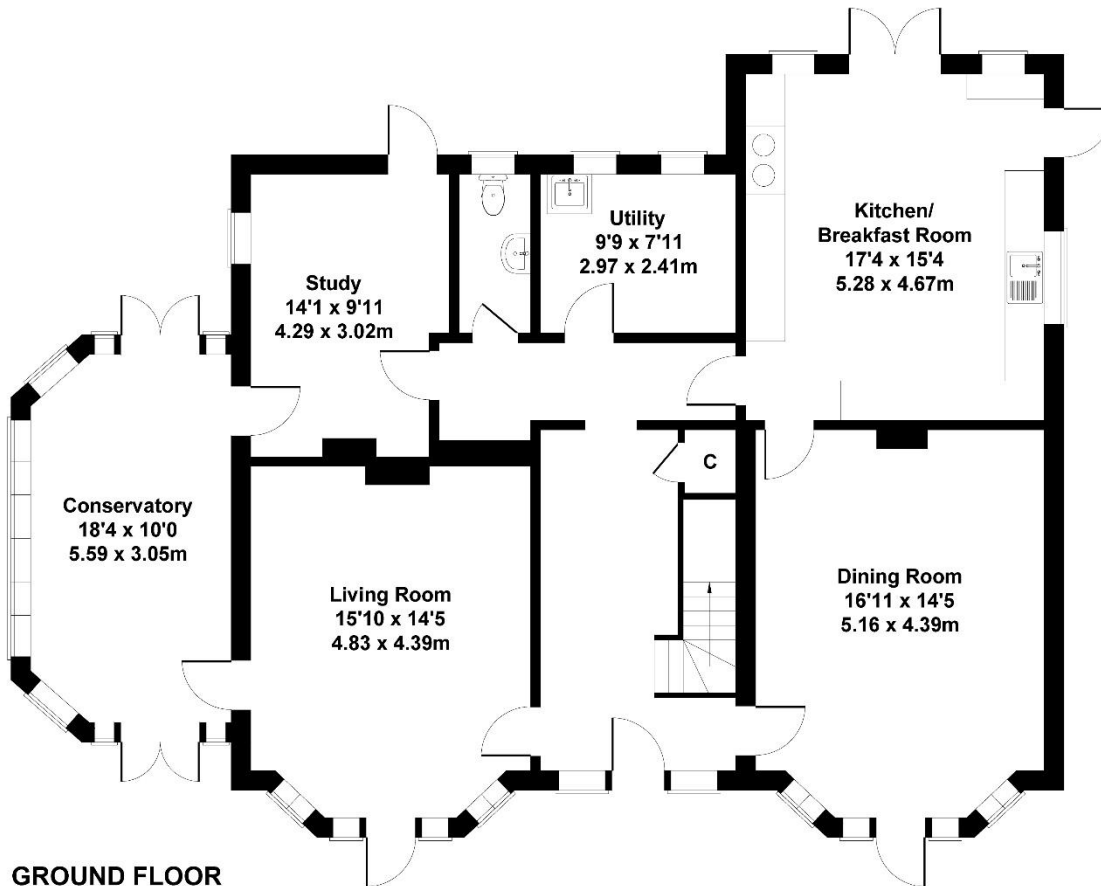
Viewings

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



Cedar Cottage

Approximate Gross Internal Area
2799 sq ft - 260 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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