

SPENCE WILLARD



2 Linden Cottages Upper Green Road, St Helens, Isle Of Wight, PO33 1XE

With far reaching views to Culver Downs in the distance and located on the edge of the picturesque St Helens Green, this house has a range of original period features and charm.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



2 Linden Cottages is a Victorian semi-detached house, with gardens extending to the rear with exceptional far-reaching, countryside views. The house has been home to only two owners for over 100 years and boasts charming interiors, with original features and character. The cottage offers an excellent opportunity for somebody to buy a well-located home with all of its original features, but with potential to modernise and adapt the house as they wish.

Linden Cottages is ideally situated in a sought-after location just set back from the village green, with excellent countryside walking routes available nearby. Close to the village shop and only a short walk down to the harbour quay and the causeway, which leads to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has two village shops, a restaurant and a pub, together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and Priory Bay.

Accommodation

Ground Floor

Front entrance

Enclosed glazed porch covering a timber original stained-glass door.

Sitting Room

A well-proportioned room with original fireplace, uPVC windows and views of Culver Down.

Dining Room

With gas fire, deep downstairs storage cupboard and window overlooking the rear aspect.

Kitchen

Offering a full range of undercounter and storage units, 1.5 stainless steel sink, tiled splashback, space and plumbing for an oven, fridge and wall mounted gas boiler.

W.C/Utility

Beyond the kitchen is a utility/storage space leading to a W.C. cloakroom.

First Floor

The first floor comprises of 2 generous double bedrooms, one of which has great views across RSPB Nature Reserve toward Whitecliff Bay, Culver Down and across the Island, as well as built in wardrobe storage and original fireplace whilst bedroom 2 has a view over the rear aspect and garden.

Bathroom

Accessed through bedroom 2 this large family bathroom has a vanity unit wash basin, panelled bath with shower over and W.C. Storage cupboard behind louvred door panel.

Outside

There is a path access to the side door and toward the garden which is enclosed with a terrace at the top with sunny aspect and planted borders. A lean-to/open store provides a versatile covered space at the rear of the house.

Services

Mains electricity, water and drainage. Heating is provided by gas fired Vaillant boiler which is located in the kitchen and delivered via radiators.

Tenure

The property is offered freehold.

EPC

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Postcode

PO33 1XE

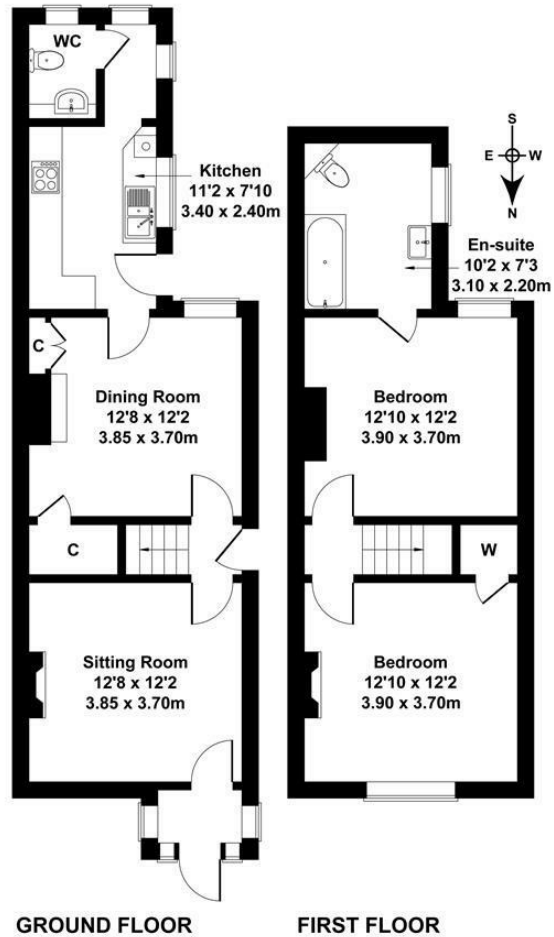
Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard.



2 Linden Cott

Approximate Gross Internal Area
915 sq ft - 85 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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