

SPENCE WILLARD



Coxswain Cottage, 24 Forelands Field Road, Bembridge, Isle of Wight, PO35 5TR



*In an idyllic position, set a short distance back from the coast and sandy Forelands beach, this character cottage provides the perfect holiday home and island escape.*

VIEWING

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Coxswain Cottage is one of the original coastguard cottages and now offers a comfortable home with two bedrooms and bathrooms, one of which is ensuite. Coxswain Cottage has a large sitting room with dining area, separate kitchen with plenty of storage, off-road parking for two cars, and an enclosed garden to the rear with sunny aspect. Having been run successfully as a holiday let the property is set up for holiday guests and can be sold as an investment property, with furniture included by separate negotiation: Further information is available from the agent. As a residential home there is plenty of scope for extending the property (subject to the necessary planning consents). The interiors comprise original period features mixed with modern additions including a well-equipped kitchen, all uPVC windows and doors, and attractive and low-maintenance landscaping of the front terrace.

Coxswain Cottage is superbly located in close proximity to Forelands Beach and has direct access to the coastal path. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities, two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs. This includes an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen, and several good restaurants. A more comprehensive range of shopping facilities is available in the nearby town of Ryde (7 miles), and the county town of Newport (13 miles). A 40-minute vehicle ferry is available from Fishbourne which is a short drive away. The pedestrian Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is in Ryde, providing access to the mainland in 20 minutes and 10 minutes respectively.

Accommodation  
Ground Floor

Entrance  
Stairs rise to a glazed front door with storm porch cover.

### Kitchen

A modern suite of shaker style undercounter and wall mounted storage units incorporating an oven with four ring gas hob and extractor over. There is a 1.5 bowl sink with mixer tap over and integrated fridge, freezer, and dishwasher. There are three deep storage cupboards, one currently housing washer/dryer, but with space for a tumble dryer and the others currently utilised for owner's belongings and linen.

### Sitting Room

With garden outlook and cloakroom cupboard. There is also a live flame affect electric fire set upon a tiled hearth. The sitting room is currently arranged with a living area and dining table.

### First Floor

Stairs rise to a small landing with hatch accessing the loft space. There are two double bedrooms one of which has an ensuite shower room while the other enjoys superb sea views of the Eastern Solent. A separate family bathroom with panelled bath and shower attachment, tiled splashbacks, pedestal wash basin, heated towel rail and W.C. Both bedrooms have fitted wardrobes.

### Outside

There is allocated parking for two cars for Coxswain Cottage on a gravelled area to the front, with a terrace providing an ideal area to sit and enjoy the peace and shade. The enclosed garden at the rear has a paved patio and further gravelled space for outside dining and entertaining, and enjoys a sunny southerly aspect. A gate at the rear of the garden accesses a path which leads towards the coastal path, Crab and Lobster Public House, and to Forelands Beach.

### Services

Mains electricity, gas, water and drainage. There is a gas hob while heating is provided by electric wall mounted radiators and fan heaters.

### EPC Rating

D

### Council Tax

D

### Tenure

The property is offered Freehold.

### Post Code

PO35 5TR

### Viewings

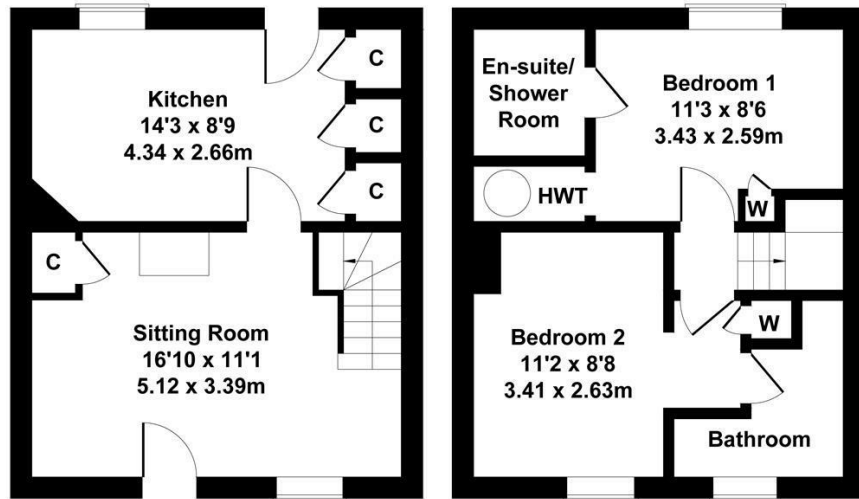
Strictly by prior arrangement with the sole selling agents Spence Willard.





# Coxswain Cottage

Approximate Gross Internal Area  
678 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

## 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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