

SPENCE WILLARD



Woodmans, Thorley, Isle of Wight, PO41 0SS

*A wonderful refurbished and characterful stone built, two-bedroom semi-detached house with a fabulous garden, outbuildings and off street car parking.*

VIEWING

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Constructed around 1840 as a farmworker's cottage, Woodmans is a well-presented house located in the sought-after village of Thorley, which is close to the historic harbour town of Yarmouth. It is the perfect house for keen gardeners and includes some mature shrubs and trees and potting sheds/workshop. The house has recently been refurbished and has plenty of charm and is filled with natural light with an attractive outlook to the south and north of the house.

The ground floor comprises of a wonderful south facing sitting room with a newly fitted wood burner and stairs to the front door, porch & first floor. To the rear of the property is the open plan kitchen/dining room with a newly fitted wood burner in the dining room. Leading off the kitchen is a WC and wash hand basin. Door leading to the back garden. There are two double bedrooms on the first floor and a bathroom with WC and a wash hand basin.

The property is well located around 5 minutes' drive from the historic harbourside town of Yarmouth which has a range of amenities and a mainland ferry link to Lymington. Thorley is a sought-after village on the bus route and offers direct access to miles of footpaths across the stunning surrounding countryside.

**Services**

The house is fully double glazed. There is a pressurised hot water system and a private septic tank.

**Outside**

The property benefits from a large garden with a good range of mature shrubs/trees. There are multiple outbuildings - perfect as workshop(s) or for as a home office. The garden also works very well as a 'small holding' with plenty of space for keeping livestock/chickens etc. There is a wood built single garage at the end of the driveway, which offers good proportions. There is an external utility/cloakroom.

**Tenure**

Freehold

Council Tax

Band D

EPC Rating

F.

Viewings

Strictly by prior appointment with the selling agent spence Willard.

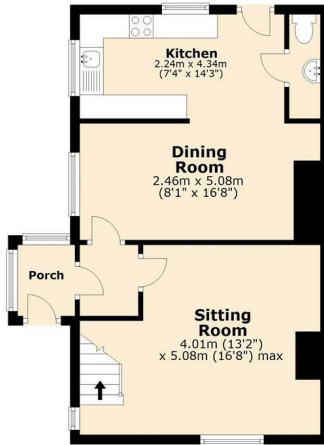




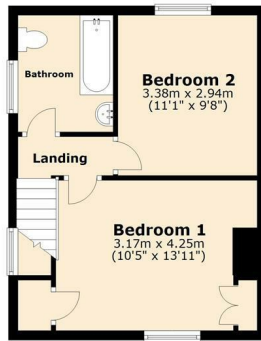
**External Utility/Cloakroom**  
Approx. 6.0 sq. metres (64.7 sq. feet)



**Ground Floor**  
Approx. 47.2 sq. metres (508.2 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 sq. feet)

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**Woodmans, Main Road, Thorley, PO41 0SS**

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