

SPENCE WILLARD



Ivy Cottage, Shalfleet, Isle of Wight

*A well-presented three-bedroom semi-detached period cottage located in the sought after village of Shalfleet with plenty of parking and a lovely south facing garden.*

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Ivy Cottage is a wonderful cottage positioned within Shalfleet with its popular village school, pub, village shop and church. This characterful property has been well maintained and offers a new owner the opportunity to live in an excellent position equidistant of Yarmouth and Newport.

Ivy Cottage benefits from being a close walk to Newtown – the Islands only NNR (National Nature Reserve), with its stunning walks, mooring for boats and beaches. Newtown offers world class walks and birdwatching with direct access into the Western Solent. The property is situated on a bus route and near to Shalfleet Church of England Primary School, which is rated as Good by Ofsted.

The ground floor of the property comprises a south facing dining room with a well-equipped kitchen with a good range of wall and base units. There is a cosy sitting room at the front of the house and a rear lobby leading through into the garden with a good quality outbuilding at the rear. The first floor comprised of three bedrooms – all of which offer an attractive outlook. The property has high quality windows installed approximately 20 years ago, and other upgrades have been made over the years.

#### Outside

There is parking at the front of the house for 2-3 cars and a good-sized garden to the rear (south facing), which is mainly laid to lawn. The garden is enclosed with fencing and there is space (subject to obtaining any necessary permissions) to extend the house off the western elevation or perhaps construct a garage should it be required.

Services All mains' services are connected to the property.

EPC Rating C

Council Tax Band D

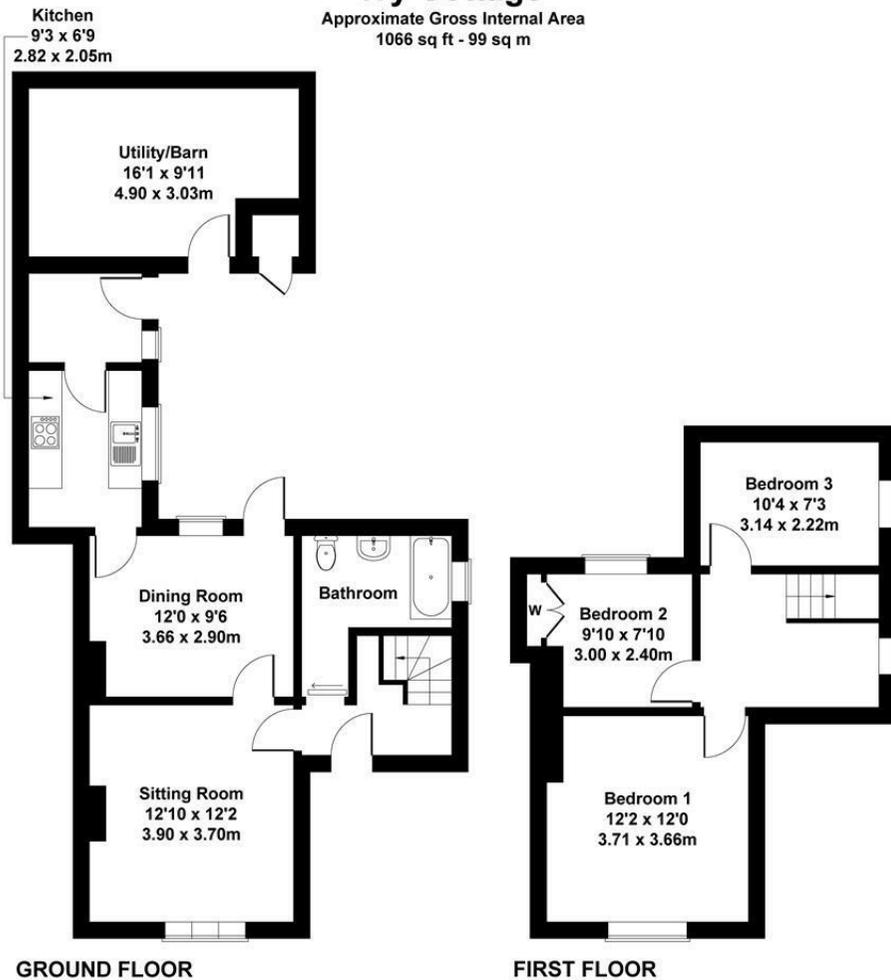
Postcode PO30 4ND

Viewings Strictly by appointment with the selling agent Spence Willard.



## Ivy Cottage

Approximate Gross Internal Area  
1066 sq ft - 99 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.

Produced by Potterplans Ltd. 2026



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