

SPENCE WILLARD



Forge Cottage, Thorley, Isle of Wight

A well presented, three bedroom family home in a popular rural location close to Yarmouth.

VIEWING
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Forge Cottage has been sympathetically extended in recent years by the current owners to provide spacious, flexible living accommodation and three comfortable bedrooms. With the benefit of far-reaching southerly views over the surrounding farmland and countryside the property makes an ideal family home or low maintenance holiday home with it's convenient situation, less than a 10 minute drive away from the Yarmouth ferry terminal.

Thorley is a sought-after rural hamlet, close to the popular harbour town of Yarmouth. The property is within easy reach of many footpath networks through picturesque farmland and countryside and is serviced by a regular bus service. The county town of Newport, with a good selection of amenities, supermarkets and schools, is 15 minutes away by car.

Front Door opening into

Entrance Hall

Window to side and doors off to:

Family Room

A good-sized, double aspect reception room with attractive outlook over neighbouring farmland.

Kitchen

Fitted with a selection of solid wood floor and wall mounted units comprising cupboards and drawers, with working surfaces over. With inset stainless steel sink with drainer, integrated electric oven with hob over and space and plumbing for dishwasher. Walk-in pantry/cloaks cupboard and door to;

Utility Room

With built-in cupboards with work tops over, space and plumbing for washing machine and tumble drier, oil-fired boiler and door to outside.

Cloakroom

With WC and hand basin.

Sitting Room/Dining Area

Large reception room with window to the front and attractive views of the neighbouring farmland. Working open fireplace with stone hearth and surround. Stairs to the first floor.

Landing

Doors to:

Bedroom 1

Good-sized double bedroom with glorious, far-reaching views of the surrounding farmland and downs beyond.

Bedroom 2

Window to rear with attractive views of the surrounding countryside. Shelved airing cupboard housing hot water tank.

Bathroom

Suite comprising WC, pedestal basin, bath and enclosed shower cubicle with electric shower.

Bedroom 3

Window to side.

Outside

Forge Cottage has an easy to maintain garden with lawn to the front, side and rear and is enclosed by stone walls and hedging. Gravel beds border the house and there is an ornamental pond at the rear. Driveway with parking for several cars, leading to various garden sheds, stores and workshop with power and lighting.

Services

Mains electricity and water connected. Oil fired central heating, septic tank.

Council Tax

Band C.

EPC Rating

E

Postcode

PO41 0SS.

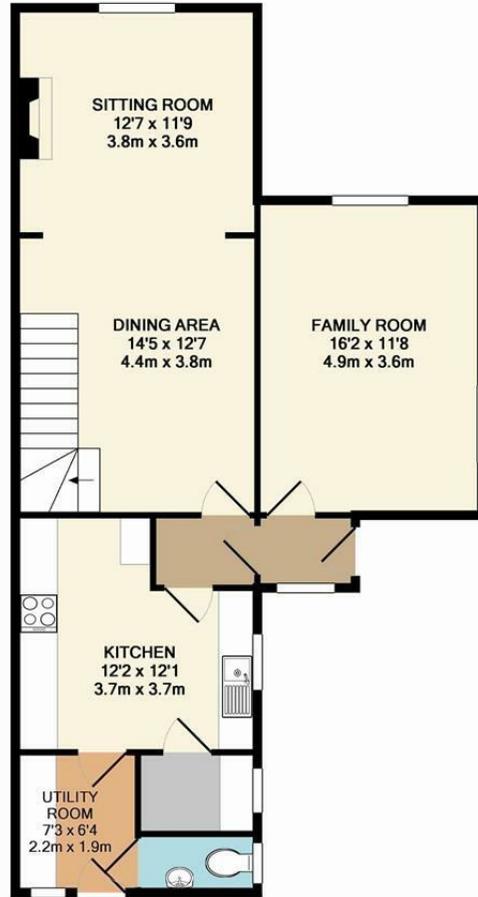
Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.

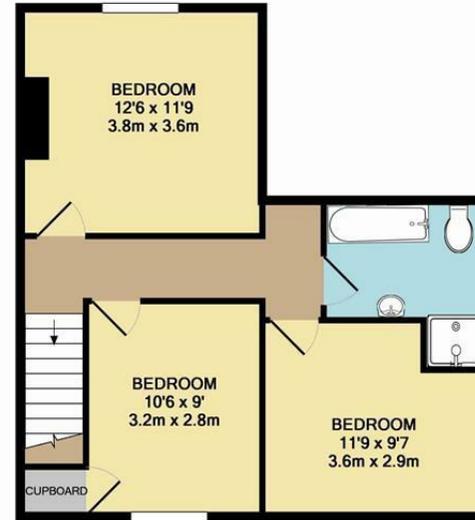








GROUND FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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