

SPENCE WILLARD



Ladylands Cottage, Walkers Lane, Shorwell, Isle of Wight

A charming detached three bedroom cottage in an elevated position on the village outskirts enjoying distant farmland and countryside views.

VIEWING

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This delightful cottage has been thoughtfully extended and tastefully updated in recent years, blending character features with modern comforts to create a warm and inviting home. Upon entering, you're welcomed by a flagstone floor in the hallway, which continues seamlessly into the adjacent utility room. The kitchen/dining area boasts beautiful timber floorboards in the dining space, a feature echoed in two of the upstairs bedrooms, adding to the home's rustic charm. The ground floor benefits from a convenient shower room, while the first floor offers a well-appointed bathroom, ensuring ample facilities for the three spacious double bedrooms.

For added comfort, the property features double-glazed windows and a dual heating system, night storage heaters in some rooms and a modern electric boiler supplying radiators in others. According to the current owners, the system has capacity for additional radiators if desired. Outside, the gardens are mature and beautifully landscaped, offering peaceful spots to relax and enjoy the surrounding countryside views especially from the paved patio terrace. A useful bike store, greenhouse and generous off-road parking with turning space complete this charming rural village retreat.

LOCATION

Situated on the outskirts of this charming rural West Wight village, the property is only a few hundred yards from the village centre church and public house. The local bus route provides access through to both Newport, the Island's commercial centre as well as the neighbouring village of Brighthelm with its range of shops and amenities including a doctor's and a primary school. The picturesque downland and countryside surrounding Shorwell are easily explored via an extensive network of footpaths and bridleways, offering access to miles of scenic walks across the West Wight, including stunning coastal routes.

HALLWAY

with attractive flagstone floor.

KITCHEN/DINING ROOM

Kitchen Area

2.45m x 1.95m (8'0" x 6'4")

Dining Area

4.55m x 3.65m (14'11" x 11'11")

A beautifully bright and spacious triple aspect room offering generous space for both a dining area, with room for a table and chairs and a comfortable sitting area beside the fireplace (not currently in use). The kitchen is thoughtfully set back, featuring solid oak worktops, a one and a half bowl sink, a compact breakfast bar, and a well-arranged selection of cupboards, drawers, and open shelving. There is ample room for appliances including a dishwasher, undercounter fridge, and a freestanding electric cooker with an overhead cooker hood.

LOUNGE

3.65m x 3.66m (11'11" x 12'0")

A charming, separate reception room centred around a feature fireplace (not currently in use), complemented by a practical understairs storage cupboard and double doors that open out to the front garden.

UTILITY ROOM

2.00m x 1.80m (6'6" x 5'10")

With a glorious flagstone floor continuing seamlessly from the hallway, the room features a stretch of solid oak worktop incorporating a sink unit with storage below, along with space and plumbing for a washing machine, creating a highly functional area that leads through to:

SHOWER ROOM

1.80m x 1.50m (5'10" x 4'11")

A well appointed and valuable ground floor facility comprising a WC, corner wash hand basin and a shower cubicle with electric shower and a practical ladder towel radiator to the side.

FIRST FLOOR LANDING

BEDROOM 1

3.68m x 3.65m max (12'0" x 11'11" max)

An impressive double bedroom with a side-facing window that offers picturesque rooftop views across the village to surrounding downland and countryside beyond. Warm, characterful floorboards add charm, while a recessed wardrobe cupboard provides excellent storage space.

BEDROOM 2

3.55m x 2.65m (11'7" x 8'8")

A generous double bedroom, once again featuring exposed floorboards and offering a delightful rear view across the garden and the adjoining farmland.

BEDROOM 3

3.25m x 2.92m (10'7" x 9'6")

Another double bedroom with a recessed wardrobe cupboard and an outlook to the side towards farmland and countryside.





BATHROOM

3.40m x 1.70m (11'1" x 5'6")

A well-appointed additional facility comprising a WC, wash basin, and a bath fitted with a shower tap attachment. A double airing cupboard houses the pressurised hot water cylinder and electric central heating boiler, offering useful linen storage. A ladder-style towel radiator adds both convenience and comfort.

OUTSIDE

The cottage enjoys beautifully landscaped gardens to the front, sides, and rear, thoughtfully planted with a rich variety of shrubs and flowering plants. At the front, an attractive stone wall frames the property, featuring a pedestrian gate on one side and a generous double-width driveway with turning space on the other, providing ample parking for multiple vehicles. The driveway is bordered by raised shrub beds and lawns, with practical steps and a pathway leading to the main entrance and front garden.

To the rear, the garden is accessed via two sets of steps and has been carefully terraced to create two level lawn areas, surrounded by mature flower and shrub borders. A raised paved patio in one corner offers a delightful spot to relax and enjoy far-reaching views over open countryside and farmland, with glimpses of the coast and sea. Additional outdoor features include a robust bike shed constructed from block, stone, and brick, alongside a greenhouse for gardening enthusiasts. For added convenience, the property benefits from exterior lighting to the side and rear, an outdoor power socket, and a water tap.

COUNCIL TAX BAND

Not currently banded but previous rated as Band D.

EPC RATING

D

TENURE

Freehold

POSTCODE

PO30 3JZ

VIEWING

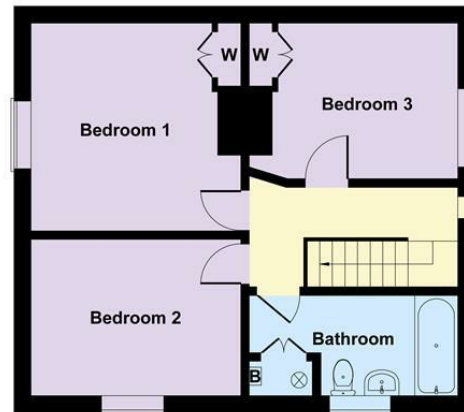
Strictly by appointment with selling agent, Spence Willard.







Ladylands Cottage



FIRST FLOOR



GROUND 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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