

SPENCE WILLARD



Emberley Cottage Church Place, Freshwater, Isle of Wight, PO40 9BW

A charming grade II listed semi-detached two bedroomed cottage extensively modernised and upgraded in recent times located in Church Place, Freshwater. Substantial landscaped gardens to the rear.

VIEWING

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A charming, two bedroomed Grade II listed character cottage tastefully modernised over the last few years located in Church Place, Freshwater. The current owner has undertaken extensive works to improve the property throughout and the accommodation itself briefly comprises a welcoming hall with stairs to first floor, some storage, a cloakroom with WC and doors to a living room with multi-fuel feature stove, a dining room, a completely new kitchen with flagstone floor with heating under, granite worktops, a Rangemaster Cooker plus a good range of integral white goods and even a walk-in pantry!. Moving upstairs, there are two bedrooms and a large bath and shower room. The bathroom also houses a modern gas condensing combination boiler for newly installed radiator system and to provide hot water. There are a number of other improvements undertaken, including roof works, damp works, rewiring and installation of a new consumer unit, LVT flooring to most of ground floor etc etc.

Outside the gardens extend further than first meets the eye and have been landscaped and fenced by current owner to provide several seating areas to take full advantage of the sunny aspect throughout the day. There is a useful private access to the rear for heavier items and the sale includes a wood shed and a summerhouse.

LOCATION

Church Place is a popular area with a good mix of character homes, a church at the end of the road and a country style public house too!. The local walks to the Yar Estuary and old railway line walk to Yarmouth and edge of Freshwater Bay are nearby at the end of the road ideal for dog walkers and cyclists etc. The nearest shops are a 5-10 minute walk away and just a couple of minutes by car in Freshwater Village and include a good mix of bespoke outlets with some well know branded supermarket chains. There is a garden centre, a sports centre with indoor pool, a health centre and a library all in the village. The seafronts at Freshwater Bay, Colwell Bay and Totland Bay are also close by with the nearest ferry located a 6-7 minute drive away at Yarmouth with regular crossings to and from the mainland via Lymington.

HALL

Stable door from enclosed front courtyard into hall with LVT flooring, walk-in cupboard, under stairs storage area and staircase to first floor. Doors off to:

CLOAKROOM

WC and wash hand basin.

LIVING ROOM

3.94m x 3.07m (12'11" x 10'1")

The current owners have the living room open to the dining room and there is a feature fireplace with multi-fuel stove and a window to the front. Open to:

DINING ROOM

3.94m x 1.98m (12'11" x 6'6")

Window to rear overlooking garden.

KITCHEN

3.10m x 2.54m (10'2" x 8'4")

The kitchen has been changed from its original layout and now includes a Rangemaster five burner stove with splashback and cooker hood over, an integrated slimline dishwasher, an integrated fridge and freezer and an integrated washing machine. There is a good range of kitchen units finished off with granite worksurfaces with inset sink and drainer. There is a door to rear patio and a window to the side and the room has a flagstone floor with underfloor heating. To the rear of the kitchen there is a door into a very useful pantry.

LANDING

Loft access and doors off-to

BEDROOM ONE

5.23m x 2.90m (17'2" x 9'6")

A good size double bedroom with window to front aspect.

BEDROOM TWO

3.45m x 2.01m (11'4" x 6'7")

A small double/large single bedroom with window to front and internal window over stairs.

BATH AND SHOWER ROOM

3.07m x 2.54m (10'1" x 8'4")

Benefitting from the best of both worlds with a shower on one side and a bath on the other, plus WC and vanity unit with inset wash hand basin. There is a storage area with a condensing combination boiler installed in more recent times and a window to the side.

OUTSIDE

To the front, there is an enclosed courtyard area with access to front door. The rear gardens can be accessed from the kitchen and there is a rear access private pathway servicing three properties including Emberly Cottage with wood gate into bottom of the back gardens.

The gardens are well maintained and configured to follow the sun around the garden during the day with a number of features including a rear patio with access to rear store, and a wood built summerhouse,. The landscaped gardens have a meandering footpath right down through the gardens to the rear patio and wood shed and there are a number of mature shrubs and specimen planting alongside the more traditional cottage garden plants and flowers making this a welcoming space to sit and enjoy.





ADDITIONAL INFORMATION

Emberley Cottage has undertaken a huge transformation over this last 4-5 years overseen by the current owner to include:

Extensive Damp Works, removal of old roof and replacement including new timbers and felting, the complete installation of a new heating system as not previously in the property comprising a new Gas Condensing boiler, new radiators and all associated pipework,, installation of LVT flooring throughout ground floor except kitchen, a new kitchen with flagstone floor and underfloor heating,, granite worktops and range Cooker installed, a new electrical consumer unit and rewire,, installation of a new multi-fuel stove in living room etc etc.

Moving outside, the rear garden has also been considerable remodelled and has new close board fencing on one side, a summerhouse, a shed and landscaped gardens plus new pathways and seating areas.

TENURE

Freehold
Grade II Listed

COUNCIL TAX BAND

C

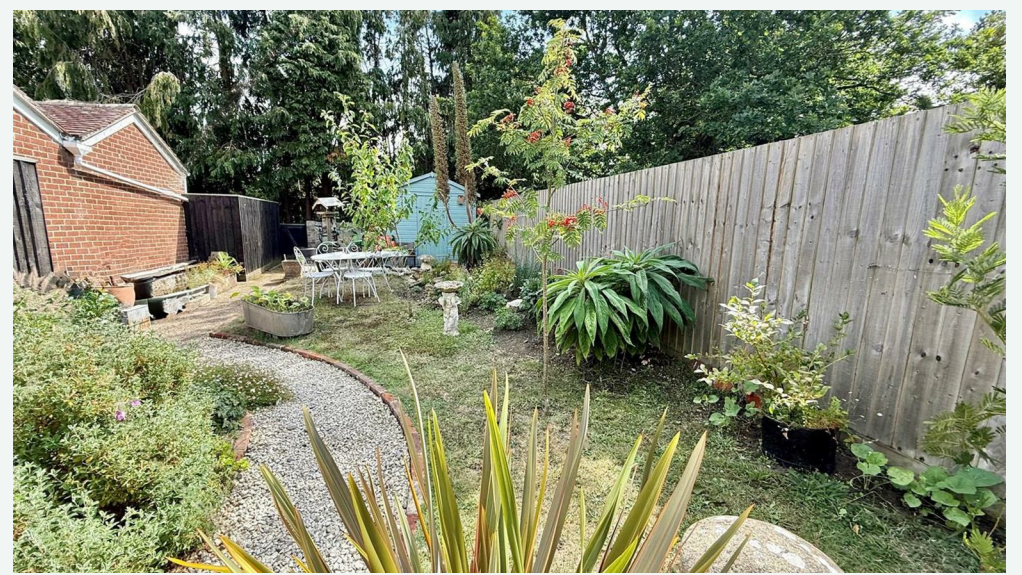
EPC RATING

TBC

VIEWING

Strictly by appointment only via Spence Willard estate Agents in Freshwater





Emberley Cottage



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. 2025

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