

SPENCE WILLARD



10 Hilltop Cottage, High Street, Freshwater, Isle of Wight

A two bedroom semi-detached Victorian cottage conveniently located close to the heart of Freshwater village.

VIEWING

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Although the property would benefit from modernisation and upgrading, it presents excellent potential to create a comfortable and well-proportioned home. The ground floor offers two generous reception rooms together with a kitchen positioned to the rear, fitted with a range of more contemporary units and providing access through to the bathroom and WC beyond.

Upstairs, two good double bedrooms complete the accommodation. The home is warmed by a gas central heating system and features a mixture of single-glazed windows and double-glazed replacements. Externally, gardens to both the front and rear offer further scope for landscaping or enhancement.

LOCATION

The property enjoys an exceptionally convenient position within easy reach of the village's shops, cafés and everyday amenities. Freshwater is well served by a choice of supermarkets, independent retailers and practical services, while nearby footpaths and bridleways provide access to miles of scenic countryside and coastal walks, including routes towards Golden Hill Country Park and Freshwater Bay.

The popular sandy beach at Colwell Bay, home to the renowned coastal restaurant The Hut, is only a short distance away, and the historic harbour town of Yarmouth, with its mainland ferry connections, sailing facilities and selection of pubs and eateries, lies just a few minutes' drive from the property.

LOUNGE

11'11" x 11'9" max

A cosy lounge with a feature stone fireplace and hearth and an outlook to the front together with the front entrance door.

DINING ROOM

11'7" x 12'1" om max

Another good reception room with a useful understairs recess and an outlook to the side. The original decorative feature fireplace provides an attractive focal point and the room leads through to:

KITCHEN

11'7" x 6'6"

Fitted with a range of cupboards, drawers and work surface incorporating an inset sink unit and a built-in electric oven and hob with cooker hood over. The gas central heating boiler neatly sits on the wall and there is space for a washing machine as well as an upright fridge/freezer.

BATHROOM/WC

With suite comprising a bath and wash basin and a door leading into a separate WC alongside.

FIRST FLOOR

BEDROOM 1

12'0" x 11'9" max

A good double bedroom with an outlook to the front.

BEDROOM 2

11'7" x 9'10" plus recess

Another double bedroom with an outlook to the side and a useful recess ideal to provide built-in storage if desired.

OUTSIDE

There is a smaller area of garden to the front enclosed by a short wall. Access leads along the side of the property into the split level rear garden which is mainly laid to lawn offering a blank canvass for landscaping.

COUNCIL TAX BAND

B

EPC RATING

D

TENURE

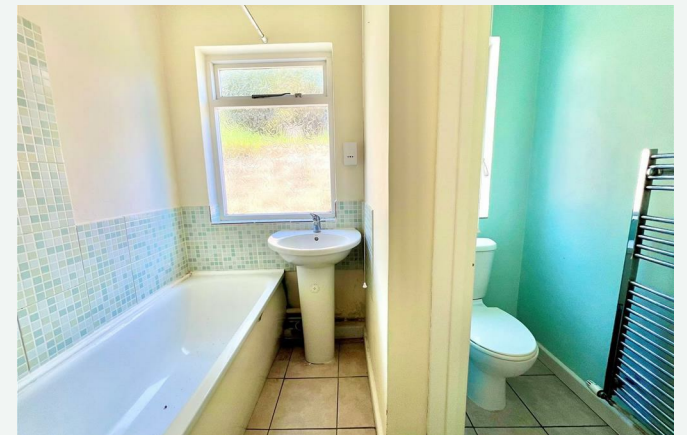
Freehold

POSTCODE

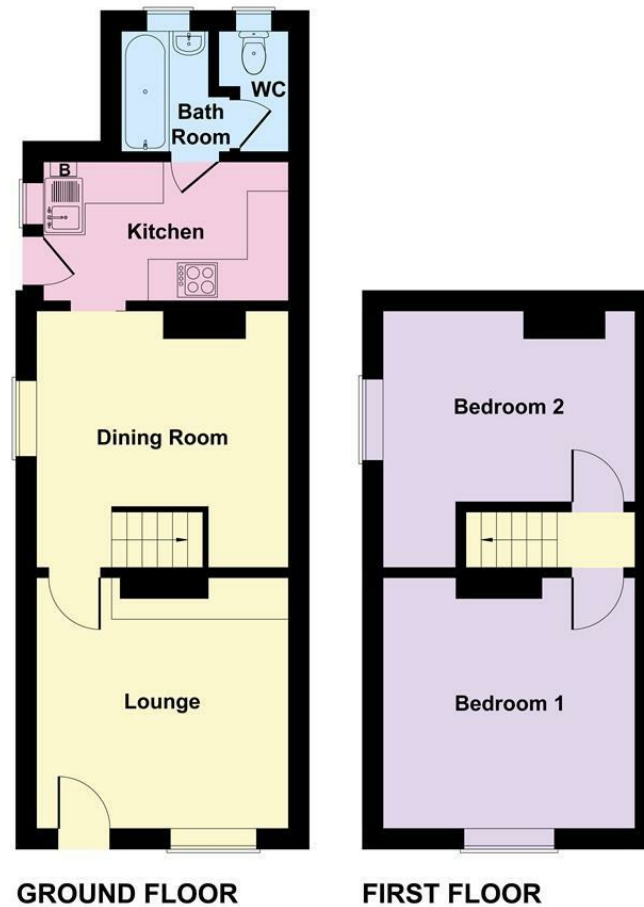
PO40 9JZ

VIEWING

Strictly by appointment with the selling agent Spence Willard.



10 Hilltop Cottages



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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