

SPENCE WILLARD



Tattels Cottage Tattels Lane, Thorley, Isle of Wight, PO41 0SP

A chain free, character "back to back" semi-detached cottage tucked away towards the bottom of a no-through lane on the fringes of Thorley. Parking for 3/4 vehicles.

VIEWING

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DESCRIPTION

CHAIN FREE. The cottage itself is in need of some modernisation and comprises of two generous double bedrooms, both with built-in wardrobes, and a good sized family bathroom with separate shower cubicle and bath to the first floor. A cozy living room to the ground floor with stone chimney breast and feature alcoves to both sides is complimented by a solid fuel stove with back boiler which provides hot water and central heating throughout the cottage. Two sets of double doors lead out to the gardens and an enclosed south facing patio terrace to the side ideal for sunbathing and entertaining. The cottage style kitchen/diner is partly open plan to the entrance hallway and a useful cloakroom/WC completes the ground floor space. The ground floor rooms all feature oak flooring and all of the windows and external doors are double glazed. Outside there is a summer house/chalet in the garden, parking for 2-3 cars and another parking area suitable for a caravan or Campervan, (formally the site of an old garage).

LOCATION

Situated in a tucked away location on the outskirts of Thorley village, the cottage is accessible on foot to the historic harbour town of Yarmouth via the Y5 and Y2 public footpaths and within a few minutes drive by car or alternatively via the local bus route through Thorley. There is mainland ferry terminal in Yarmouth together with excellent sailing facilities. In addition, the village of Freshwater with its range of shops and amenities is around four miles away, together with access to a variety of local beaches, making this cottage ideally suited as either a permanent or second home/holiday retreat.

ENTRANCE HALLWAY

A welcoming space partly open plan to the kitchen diner.

CLOAKROOM

WC and wash hand basin.

KITCHEN/DINER

3.657m x 2.522m (11'11" x 8'3")

A cottage style kitchen including worksurfaces, a variety of cupboards, plate rack and dresser unit, together with some built-in appliances including a ceramic electric hob, electric oven and a combination oven/microwave. There is also space and plumbing for a washing machine and an undercounter fridge and freezer.

LIVING ROOM

4.044m x 4.586 to fireplace recess (13'1".144'4" x 15'0" to fireplace recess)

A charming and cozy room with stone faced chimney breast/fireplace with fitted multi-fuel stove/back boiler. There are double doors to the front and side providing access out to the gardens.

FIRST FLOOR

Stairs from ground floor.

BEDROOM 1

4.091m x 4.976m into built-in wardrobe (13'5" x 16'3" into built-in wardrobe)

A large double bedroom with a double aspect to the side and front offering a far reaching outlook over neighbouring farmland. There is a large and deep fitted wardrobe/cupboard also housing the hot water cylinder.

BEDROOM 2

2.854m x 3.190m (9'4" x 10'5")

Another double bedroom with a built-in wardrobe cupboard and an outlook to the front.

FAMILY BATHROOM

3.691m x 2.522m (12'1" x 8'3")

Fitted with a suite comprising WC, wash basin, bath and a shower cubicle.





SUMMERHOUSE/OFFICE

3.599 x 2.572 (11'9" x 8'5")

Benefitting from double glazing, power and light, this is ideal for an office or hobby room etc.

OUTSIDE

Double gated access from the lane on to a gravelled driveway offering parking for 2-3 cars. To the front of the cottage is an area of garden which is currently enclosed by wood fencing and is mainly laid to lawn. In addition, there is a wood built summerhouse. To the side of the cottage is an enclosed paved patio terrace ideal for relaxation and alfresco dining. There is also an additional parking area previously occupied by an old delapidated garage ideal for parking a caravan, a Camper or even a small boat as desired.

COUNCIL TAX BAND

D

EPC RATING

E

TENURE

Freehold

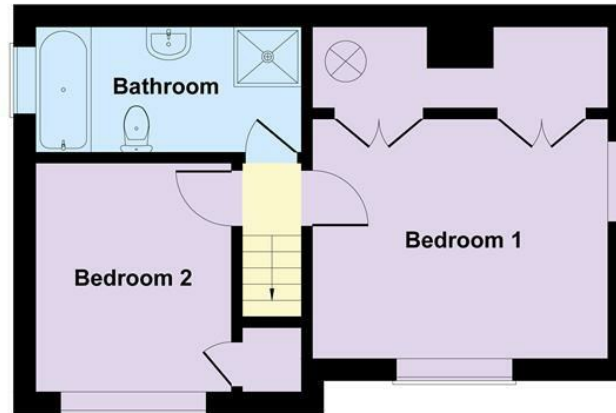
VIEWING

Strictly by appointment with the selling agent, Spence Willard.





Tattels 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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