

SPENCE WILLARD



Fern Cottage, 3 Swanage Terrace, Moons Hill, Totland Bay, Isle of Wight

A truly delightful terraced two bedroom character cottage set in the conservation area of Moons Hill on the fringes of Totland Bay.

VIEWING

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This attractive and well-maintained property has been thoughtfully modernised in recent years, with attention given to preserving and enhancing its original character. Heating is provided by individual, modern fixed electric heaters, and all windows are double glazed except for a small rear porthole window. On the ground floor, the entrance hall showcases a striking decorative tiled floor and leads to two reception rooms. At the front, the cosy snug features a brick fireplace (not in use), creating an attractive focal point. The lounge includes a fitted multi-fuel stove and opens into a well-appointed kitchen/diner, complete with built-in cooking appliances and a glazed ceiling lantern that fills the room with natural light. A separate WC, accessed via the rear garden, completes the ground floor accommodation. Upstairs, the first floor offers two well-proportioned bedrooms and a stylishly fitted shower room. The second bedroom provides access to a generous loft space via fold-down timber ladder stairs. The loft room, featuring a roof light window with a lovely view, has been used as a practical office or study space, though headroom is restricted. Externally, the property includes gardens to both the front and rear. The front garden offers off-road parking for one vehicle. The long, south-facing rear garden is beautifully planted with a variety of mature shrubs, small trees, and flowering plants. At the far end, a spacious workshop/store leads through to a charming hidden garden room, adding a unique and unexpected bonus to this wonderful outdoor space.

LOCATION

Located in the desirable conservation area of Moons Hill, this property enjoys scenic views over the downland to the rear and offers convenient access to extensive coastal and countryside walks via a network of local footpaths and bridleways. The popular High Down Inn is nearby, while the village of Totland Bay provides a selection of shops, including a post office, and access to a beach known for its stunning sunsets and the popular Waterfront bar and restaurant. The beaches of Colwell and Freshwater Bays are just a few minutes' drive away, as are Alum Bay, the iconic Needles, and the village amenities in Freshwater. The historic harbour town of Yarmouth, with its mainland ferry terminal and excellent sailing opportunities, is about ten minutes away by car, making this property an ideal choice for a permanent residence or a holiday home.

ENTRANCE HALL

An inviting space featuring an attractive entrance door and a wonderful decorative tiled floor.

SNUG

2.95m x 2.60m max (9'8" x 8'6" max)

A cosy room with exposed floorboards, an outlook to the front and enjoying a brick fireplace (not open) as its main focal point with recessed storage/shelving to both sides and incorporating attractive antique style mirrored tiling.

LOUNGE

3.90m x 3.70m max (12'9" x 12'1" max)

A comfortable room with exposed floorboards, a multi fuel stove fitted to the fireplace and a built-in dresser to one side. In addition, there is useful understairs storage.

KITCHEN/DINER

3.75m max x 3.50m max (12'3" max x 11'5" max)

A great space flooding with light from the ceiling lantern and enjoying an outlook and access, via a stable door to the garden. The kitchen area is well fitted with a good range of smart modern cupboard, drawers and work surfaces which incorporates a ceramic one and half bowl sink unit together with a freestanding washing machine, an integrated fridge and an induction hob with cooker hood over and an electric oven beneath. A high level porthole window to one corner also provides a further source of natural light.

OUTSIDE WC

Accessed from the garden and patio area, a useful feature with washbasin and WC.

FIRST FLOOR LANDING

BEDROOM 1

3.70m max x 2.95m (12'1" max x 9'8")

A delightful double bedroom with an outlook to the front and a fireplace (not open) with an original decorative cast iron inset creating an attractive feature. There is a useful built-in wardrobe cupboard over the stairwell recess together with a cupboard housing the hot water cylinder.

BEDROOM 2

3.90m x 2.00m (12'9" x 6'6")

Another good bedroom enjoying a wonderful southerly outlook over the gardens to the picturesque downland beyond. A loft access with pull down timber ladder stairs leads to the loft room above.

SHOWER ROOM

Well appointed with a suite comprising WC, wash basin and a shower cubicle with electric shower unit and attractive tiling. There is an attractive outlook to the rear very similar to Bedroom 2 and a ladder style electric towel radiator provides heating.

LOFT ROOM

3.85m x 3.00m (12'7" x 9'10")

A useful additional space as either a storage area or alternatively a home office/study. The roof light window provides a glorious and sunny outlook to the downland and garden at the rear. Please note that here is limited head height in this space.





OUTSIDE

At the front of the property, there is off-road parking for one vehicle, with a picket fence leading into an enclosed garden area. This front garden is attractively planted and includes a pathway to the main entrance. The rear garden has been thoughtfully landscaped and planted to offer vibrant seasonal colour, with natural screening dividing the space into several distinct areas. Immediately behind the house is a paved patio terrace, perfect for outdoor dining, which leads via a pathway to other parts of the garden. Among these is a delightful, sheltered seating area next to a small ornamental pond, ideal for relaxing.

At the far end of the garden stands a superb and highly practical garden workshop/store measuring approximately 3.00m x 2.45m (9'10" x 8'0"), complete with power and lighting. Beyond this, and quite unexpectedly, is a garden room measuring 4.30m x 3.55m (14'1" x 11'7"), featuring glazing throughout, two automated roof lights, and double doors opening onto an enclosed gravelled area. Fern Cottage also benefits from a gated right of access from the rear garden across the neighbouring property, providing convenient access to the road.

COUNCIL TAX BAND

C

EPC RATING

D

TENURE

Freehold

POSTCODE

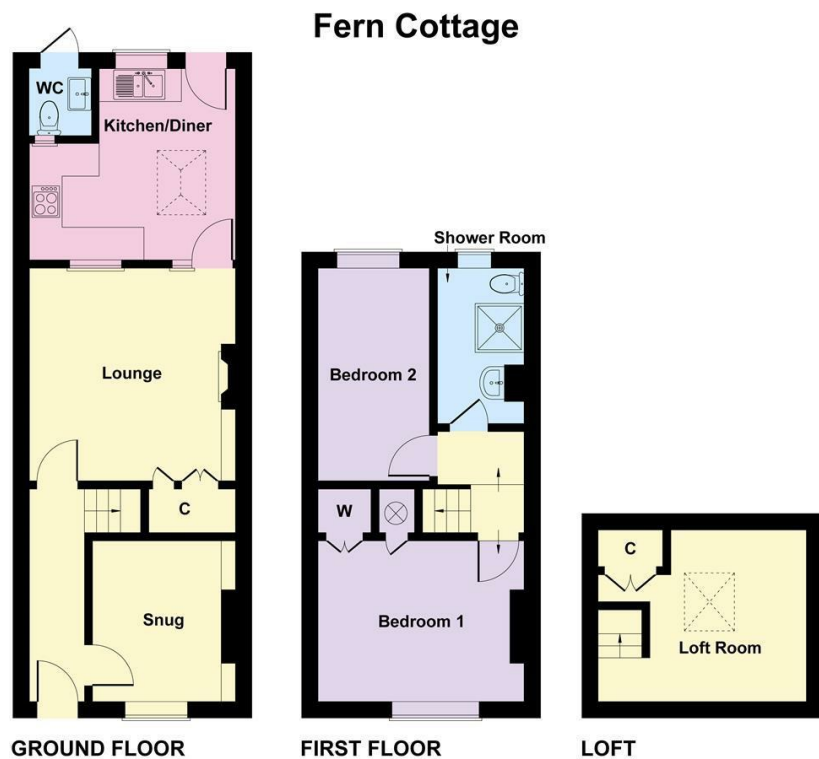
PO39 0HU

VIEWING

Strictly by appointment with the selling agent, Spence Willard.







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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