

SPENCE WILLARD



Ivy Cottage, Gaggerhill Lane, Brighstone, Isle of Wight, PO30 4DX

**A delightful, detached three bedroomed cottage with pleasant sunny garden, off road parking and garage situated within an elevated position along this quiet unmade road on the village outskirts.**

VIEWING

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The original cottage dates back to the mid 1800's and was later extended in the 1950's to create larger more comfortable accommodation and to connect with the sunny garden to the front. The rooms are decorated in soft neutral colours to suit the style and comprise of a dining room with a serving hatch connecting to the well fitted kitchen which links to a breakfast room/study and continuing through to a utility room/cloakroom. The bright living room enjoys exposed beams, a central brick fireplace housing a log burning stove and bi-fold doors that open into a conservatory to the side of the cottage with French doors leading out to the garden. There are three characterful double bedrooms and a bathroom on the first floor leading off the split-level landing with Bedrooms 1 and 3 enjoying distant sea views. The cottage is double glazed and is warmed via a Calor gas central heating system. The Photovoltaic panels not only reduce running costs they bring in an annual income.

**LOCATION** Gaggerhill Lane is a turning off Hunnyhill towards the outskirts of the village, the property can be found a couple of hundred yards on the right hand side. Brighstone is a thriving village with good facilities including a general store with post office, newsagent/cafe, public house, community library, doctors' surgery, primary school and two churches. There are local footpaths and bridleways around the village providing access to miles of downland and coastal walks. Within a mile there is a local beach at Chilton Chine and also access along the Military Road to several other beaches along the South Western coastline of the Island.

**PORCH** Located on the side of the property and opening into the hallway.

**DINING ROOM** 11' 10" max x 11' 0" (3.617m x 3.374m)  
A good sized reception room with an outlook to the side and serving hatch to the kitchen.

**LIVING ROOM** 14' 8" x 11' 10" max (4.484m x 3.617m)  
A bright room with exposed beams overlooking the garden and with a brick fireplace housing a Charnwood log burning stove as its main focal point. Bi-fold doors connect to:

**CONSERVATORY** 9' 6" x 8' 9" (2.909m x 2.692m) A well appointed addition with French doors to the garden.

**KITCHEN** 13' 8" x 7' 11" (4.180m x 2.425m) A well fitted kitchen comprising of a good combination of cupboards, drawers and ample work surfaces incorporating a 1 ¾ stainless steel sink. Integrated appliances include a dishwasher, fridge/freezer, microwave, electric oven and a ceramic hob with canopy cooker hood over. Alongside the serving hatch to the dining room is a very useful built in storage cupboard.

**BREAKFAST ROOM/STUDY** 9' 3" x 8' 8" (2.825m x 2.648m) A versatile room which also connects to the garden through French Doors.

**UTILITY ROOM/CLOAKROOM** 14' 6" x 3' 9" (4.443m x 1.147m) A combined room with wall mounted Calor gas boiler, WC, a wash basin and space/plumbing for a washing machine.

**FIRST FLOOR** Split level landing with built in linen cupboard.

**BEDROOM 1** 11' 1" x 10' 11" (3.392m x 3.344m) A good double bedroom with built in wardrobe and an outlook to the side enjoying a distant sea view.

**BEDROOM 2** 13' 9" x 7' 10" (4.193m x 2.412m)  
Another good double bedroom with characterful sloping ceilings.





**BEDROOM 3** 11' 10" x 8' 8" (3.607m x 2.662m) A smaller double bedroom with loft hatch and an outlook over the garden and also enjoying a distant sea view.

**BATHROOM** 7' 7" x 5' 7" (2.316m x 1.716m) Well appointed with a modern suite comprising of a WC, wash basin, bath with shower mixer taps and glass side screen and a ladder style towel radiator.

**OUTSIDE** To the front of the property is a hard standing area which provides parking for two vehicles as well as a garage to the side. Steps rise to the wooden gated access to the gardens which is pleasantly enclosed and are mainly laid to lawn with stocked mature flower and shrub beds. There is a large gravel border and a paved patio area with timber shed and a delightful garden pond. A pathway sweeps through the garden to the side entrance porch.

**GARAGE** 26' 0" x 8' 4" (7.92m x 2.54m) with a roller door and power/light.

**COUNCIL TAX BAND** E

**EPC RATING** F

**VIEWING** Strictly by prior appointment with the selling agent Spence Willard.





GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 sq.m.) approx.

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