

# SPENCE WILLARD



4 Mottistone Green Cottages, Mottistone, Isle of Wight

*A rare opportunity to acquire a charming semi-detached 3 bedroom cottage set well back from the road just off the green, enjoying outstanding sea and country views and set within this idyllic rural hamlet.*

VIEWING

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The accommodation has a charming feel with comfortable and inviting rooms which all feature double glazing and are warmed by a central heating fuelled by a combination of both electric and solid fuel for comfort and convenience. A well fitted kitchen with space for a breakfast table and a smart shower room provide practical spaces together with the generous utility/boot room, a cozy lounge and a useful ground floor bedroom/dining room offering great versatility. To the first floor are two generous double bedrooms both enjoying wonderful views of the surrounding countryside and coastal outlook. Outside, the gardens are located to the front, side and rear and take full advantage of the sunny southerly aspect and the far-reaching coastal scenery over local farmland to the sea beyond.

#### **LOCATION**

Mottistone is one of the Isle of Wight's most enchanting rural villages, tucked along the south-western coastline between Brighstone and Freshwater. At its heart lies the historic Mottistone Manor, beautifully maintained by the National Trust and framed by renowned formal gardens that draw visitors throughout the year. The village itself is a charming cluster of characterful homes arranged around the church and green, many of which, together with the surrounding downland, woodland and rolling countryside, are also under the stewardship of the National Trust.

This unique level of protection has preserved Mottistone's timeless atmosphere, ensuring a peaceful, unspoilt landscape where wildlife thrives and footpaths weave through some of the Island's most dramatic scenery. From sweeping chalk downs to hidden valleys and far-reaching coastal views, the area offers an exceptional setting for walking, riding and outdoor exploration.

In such a rare and safeguarded environment, the property enjoys a truly idyllic rural backdrop, an appealing retreat for those seeking tranquility, natural beauty and a sense of place that remains wonderfully unchanged.

### **PORCH**

A useful porch with space for shoes/boots and leading to:

### **ENTRANCE HALL**

A welcoming hallway with a natural wood staircase featuring good accessible built in understairs cupboards.

### **WC**

A useful separate facility.

### **LOUNGE**

3.65m x 3.10m (11'11" x 10'2")

A cozy room with an outlook to the rear and featuring an open fireplace with a stone surround as its main focal point.

### **KITCHEN/BREAKFAST ROOM**

4.20m max x 3.35m (13'9" max x 10'11")

The kitchen enjoys a bright dual aspect with lovely views over the gardens and carries a charming country feel, featuring solid oak-fronted cupboards and drawers paired with complementary work surfaces. A practical tiled floor adds everyday durability, while a fabulous shelved larder pantry provides excellent storage. There is also room for a breakfast table, making this a welcoming area for informal dining.

### **UTILITY/BOOT ROOM**

2.60m max x 2.45m (8'6" max x 8'0")

An extremely practical area, featuring a generous built-in storage cupboard and a fitted work surface with space beneath for a washing machine and tumble dryer or a dishwasher positioned side by side. The tiled floor adds everyday practicality, and an external door provides direct access out to the gardens.

### **BEDROOM 3/DINING ROOM**

3.15m x 2.25m (10'4" x 7'4")

A versatile ground floor room ideally suited as either a bedroom or reception room.

### **SHOWER ROOM**

1.80m x 1.85m (5'10" x 6'0")

A smart modernised facility with tiled wall and floor and comprising a walk-in mains fed shower cubicle with curved glass screens, a wash basin and a chrome ladder style towel rail.

### **FIRST FLOOR LANDING**

A good sized landing with a dormer window to the front creating a useful study area where one can sit and enjoy the country view.

### **BEDROOM 1**

4.35m plus dormer x 3.10m (14'3" plus dormer x 10'2")

A generous double bedroom full of character, featuring an ornate fireplace, a Velux window to the front and a rear dormer window that together provide excellent natural light. The room includes a fitted wardrobe cupboard, with additional useful storage available within the eaves.





## BEDROOM 2

3.75m x 2.75m (12'3" x 9'0")

A lovely double bedroom enjoying views across the fields to the sea beyond. The room includes a built-in wardrobe with hanging space, a radiator, and a further cupboard housing the electric water cylinder, with everything neatly arranged to maximise practicality.

## OUTSIDE

The property is approached via a gravel track that crosses Mottistone Green, setting a wonderfully rural first impression. The gardens extend to the front, side and rear, enjoying easterly, southerly and westerly aspects that provide sunlight throughout the day. Enclosed by a mixture of fencing and mature hedging, the grounds are mainly laid to lawn and stocked with a variety of plants, shrubs and fruit trees. A useful garden store, constructed in artificial Island Stone, offers practical storage and potential for a creative or home office space. Adjacent to this sits a raised south-west facing patio terrace with delightful sea views, an ideal spot for relaxing, entertaining and enjoying al fresco dining as the sun sets.

Adjacent to 3 & 4 Mottistone Green Cottages is a gravelled area to park, permission for which is granted by the National Trust.

## COUNCIL TAX BAND

C

## EPC RATING

C

## TENURE

Freehold

## POSTCODE

PO30 4ED

## VIEWING

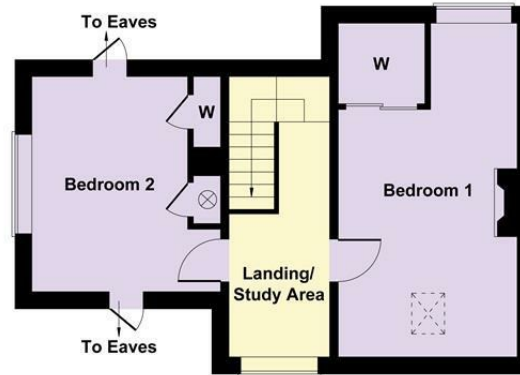
All viewings will be strictly by prior arrangement with the selling agent, Spence Willard.







## 4 Mottistone Green Cottages



### 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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