

SPENCE WILLARD



Streamside, Summers Lane, Totland Bay, Isle of Wight

# *A great opportunity to put your own stamp on this semi-detached two bedroom cottage located on the rural outskirts of Totland and Freshwater.*

VIEWING

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The property now requires renovation and redecoration, yet offers excellent scope to create a truly charming home. The accommodation includes a well-proportioned kitchen overlooking the rear garden, a ground-floor bathroom, and a generous lounge/dining room featuring attractive woodblock flooring and a wood-burning stove. Upstairs, there are two good double bedrooms, one with an access hatch to a loft area above the kitchen and bathroom. This space presents superb potential for additional accommodation by incorporating a rear dormer window (subject to planning permission and building regulation approval). The home benefits from gas central heating and uPVC double-glazed windows. Outside, the enclosed rear garden includes a stream towards the lower boundary and a very useful detached timber garage.

## **LOCATION**

Occupying a convenient position on the corner of Trevanions Way and Summers Lane, the cottage enjoys easy access to both Totland and Freshwater. Freshwater is the larger of the two villages and provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, a library, sports centre, swimming pool medical centre and other useful services. The coastline is close at hand, with the beaches at Totland Bay, Colwell Bay and Freshwater Bay all within comfortable reach, each offering their own character and appeal. The surrounding landscape is equally impressive, with numerous footpaths and bridleways leading through open countryside and farmland, as well as direct routes onto the renowned Tennyson Downs, one of the Island's most celebrated walking areas with far-reaching coastal views.

## **ENTRANCE LOBBY**

### **KITCHEN**

15'5" max x 9'10" max

A generous space offering huge potential and currently fitted with a small number of cupboards and work surface including a sink unit. There is ample room for freestanding appliances including a washing machine, cooker and fridge/freezer.

## LOUNGE/DINING ROOM

24'7" x 13'1"

A good sized reception room featuring an attractive herringbone woodblock floor, beams and a brick feature fireplace to one end with fitted wood burning stove and corner plinth shelves to both sides. An open tread staircase, in the centre of the room rises to the first floor and neatly separates the lounge and dining areas.

## BATHROOM

9'10" x 5'2"

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

## FIRST FLOOR

A small landing area leading to both bedrooms.

## BEDROOM 1

13'1" x 11'9"

A good double bedroom with an outlook to the front and partially enclosed stainless steel flue from the wood burning stove below. A window provides an opening into the loft area above the bathroom and kitchen areas and houses the gas boiler for the central heating and hot water.

## BEDROOM 2

13'1" max x 9'10"

Another double bedroom with a window to the front and featuring a good sized built-in wardrobe cupboard.

## OUTSIDE

To the front of the cottage is a small garden area ideal as a flower/shrub bed. A gated side access leads through to the rear garden and also provides entry to the main entrance door. The rear garden is enclosed mainly by panel fencing and, although currently overgrown, was previously attractively landscaped and planted with a variety of plants and shrubs. At the far end, a charming stream flows through the garden before continuing into the neighbouring property. Adjacent to the cottage is an area of hard landscaping with a pathway connecting to the hot tub and the garden well. A detached timber garage sits at the bottom of the garden, complete with double doors, a side door and a window, offering excellent space for storage, parking or workshop use.

## COUNCIL TAX BAND

D

## EPC RATING

D

## TENURE

Freehold

## POSTCODE

PO39 0HW

## VIEWING

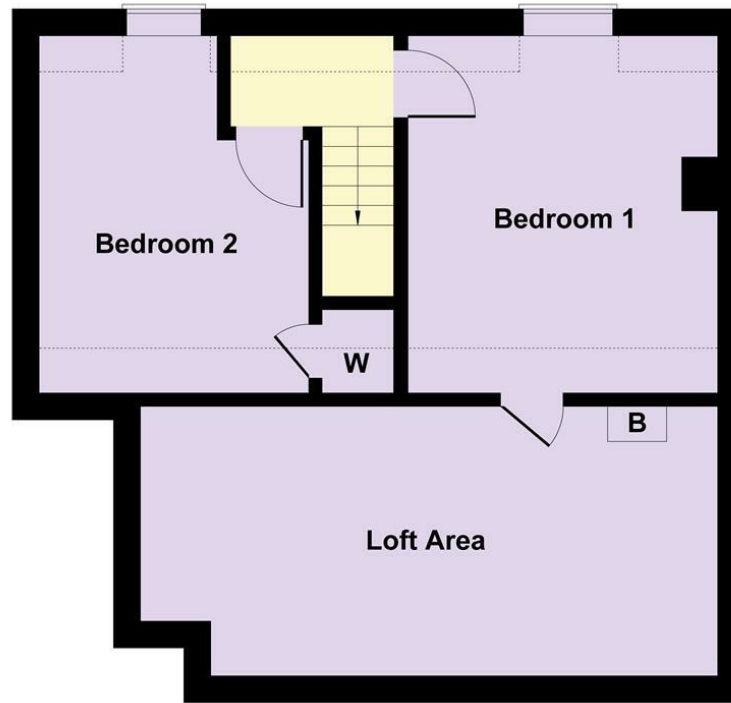
Strictly by appointment with the selling agent, Spence Willard.



# Streamside



GROUND FLOOR



FIRST 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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