

SPENCE WILLARD

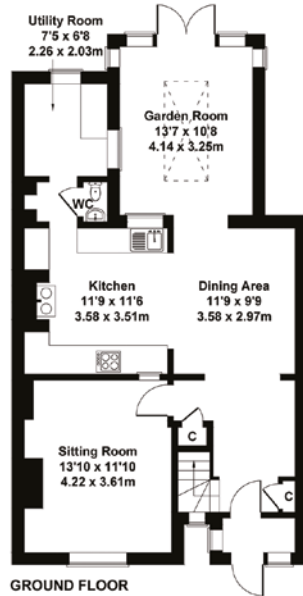


Jasmine Cottage, Atherfield Road, Atherfield, Nr Shorwell, Isle of Wight

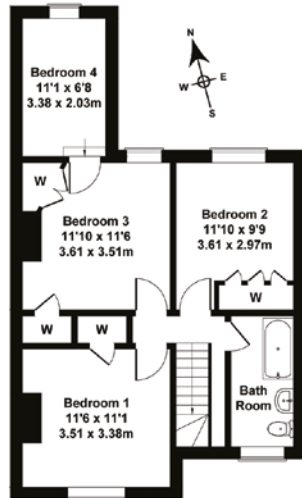
Jasmine Cottage

Approximate Gross Internal Area
1411 sq ft - 131 sq m

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.
Produced by Potterplans Ltd. 2023



GROUND FLOOR



FIRST FLOOR

A beautifully modernised semi-detached country cottage situated in a quiet rural area with magnificent views

VIEWING:

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Jasmine Cottage has period origins and has been extended and modernised over the years to provide a very well presented characterful home, providing up to 4 bedrooms. It is situated on a quiet country lane 2 miles south of the village of Shorwell which has a local village shop and is within a mile of the south western coast, "as the crow flies" where there are some great beaches and walks.

Most of the rooms have views over the surrounding countryside designated as an Area of Outstanding Natural Beauty. UPVC double glazing is being fitted throughout and there is tiled flooring throughout the ground floor. There are two wood burning stoves in addition to an oil fired Stanley cooker.

ENTRANCE HALL A spacious entrance to the cottage with coats cupboard, staircase off.

SITTING ROOM A nicely proportioned reception room with wood burning stove set in a painted brick chimney breast and rural outlook.

KITCHEN/DINING ROOM The kitchen area is fitted with good range of base and wall cupboards with solid wooden work surfaces with sink inset, integral electric fan oven and ceramic hob with extractor above. Stanley oil fired cooker (which can heat water and provide central heating as well as cook). Space for fridge and dishwasher. The dining area has views through the garden room to the garden and countryside beyond. A small alcove provides a compact study area.

UTILITY SPACE With plumbing for a washing machine, built in shelving and space for fridge/ freezer and work surface. Plumbing and drainage is laid on providing potential for this to convert to a shower room.

WC A convenient WC with toilet.

GARDEN ROOM Built in 2014, this light room has French doors and a roof light, wood burning stove set on a flagstone hearth, making an excellent further reception space from which there are wonderful country views.

FIRST FLOOR

BEDROOM 1 A double bedroom with period fireplace and wonderful westerly views including the cliffs below Tennyson monument in the distance. Wardrobe cupboard.

BEDROOM 2 A double bedroom with a good range of built in cupboards and country views.

BATHROOM A panelled bath with a separate shower, wash basin, WC.

BEDROOM 3 Built in cupboards and country views and providing access to;

BEDROOM 4 With fine views over the garden and countryside to the rear.

OUTSIDE The front of the cottage is a parking area for 2 cars and a small covered store to the side of the cottage. Immediately to the rear of the house is a large paved terrace providing an ideal outdoor seating and dining space benefitting from great views. Beyond the lawns are various well stocked borders and a kennel/store. In all the garden extends to approximately 70 metres in length. A further garden store to the far end of the garden which culminates in a small stream.

SERVICES Mains water and electricity. Private drainage (shared with the adjacent cottage).

COUNCIL TAX Band D

EPC Rating D

DIRECTIONS Within the village of Shorwell from the mini roundabout head towards Kingston and Chale after approximately a third of a mile turn right signed towards Yafford and Atherfield. At this point follow the road continuing straight ahead for 2 miles and Jasmine Cottage will be found on the left hand side just after Little Atherfield Farm.

POSTCODE PO38 2LQ

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

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