

SPENCE WILLARD



Marylands, Sandy Way, Shorwell, Isle of Wight

*Set back from the road, this beautiful Georgian stone cottage has been sympathetically restored and extended to provide a beautiful family home with delightful gardens*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The property is perfectly situated in an Area of Outstanding Natural Beauty, only moments from an extensive network of footpaths, bridleways and cycle routes, whilst only a short walk to the centre of the village with its popular local public house The Crown, village shop and ancient church.

With the aid of local craftsman, the property was lovingly restored and extended in 2015 to provide a double storey extension housing a spacious kitchen to the ground floor and master bedroom suite to the first floor. The surrounding countryside can be enjoyed from these rooms, as well as most rooms on both the ground and first floor.

A detached garage, more recently used as a large workshop, screens the home from the road providing privacy and a useful utility room has been created at the rear of the garage. Pretty gardens wraparound the property which are accessed through a five-bar gate and an attractive stone pathway leads you to the spacious front porch.

**ACCOMMODATION**

**ENTRANCE PORCH** A welcoming entrance with tiled flooring and ample space to serve as a boot room.

**DINING ROOM** A beautifully light dining area, finished with beautiful flagstones with underfloor heating that continues throughout the ground floor. Open to the large newly extended:

**KITCHEN** A superb dual aspect room with views over the garden, adjoining field and countryside beyond making for an impressive space. It has been recently fitted with solid tulip wood bespoke units including, a bespoke handcrafted larder cupboard, Villeroy & Boch double Belfast sink and integral appliances including a Neff fridge freezer and Fisher Paykel dishwasher drawer. A door opens to a sheltered patio area, perfect for outdoor dining and seating.



**SITTING ROOM** A lovely, cosy dual aspect room fitted with a wood burning stove and providing views of the front garden and through the garden room to the countryside.

**GARDEN ROOM** A superb hand built solid hardwood framed and glazed garden room, flooded with natural light and with double doors opening to the garden.

**SEPARATE CLOAKROOM** Fitted with a high-level WC and wash basin. Understairs storage cupboard with space and plumbing for washing machine.

**FIRST FLOOR  
LANDING**

**BEDROOM 1** A beautiful, light room created as part of the extension to provide a sizable double bedroom, with enviable views across the garden and surrounding countryside. Finished with hardwood flooring and attractive plantation shutters.

**SHOWER ROOM EN-SUITE** A large walk-in shower enclosure with Burlington shower, WC and wash basin, ceramic tiles and heated towel rail.

**BEDROOM 2** An original part of the cottage, steps lead down from the landing into this double bedroom with dual aspect leaded cottage windows overlooking both the front and rear gardens. Finished with a lovely hardwood floor.

**BEDROOM 3** A single room with beautiful garden views. Fitted cupboard housing electric boiler.

**FAMILY BATHROOM** Fitted with a Burlington suite comprising a large bath with shower over, wash basin, WC and heated towel rail.

**OUTSIDE**

To the front of the property is a driveway with parking with two cars and an open-sided **DETACHED GARAGE** screens the home from the road and driveway. Separately accessed to the rear of the garage is a utility room fitted with storage units, Belfast sink, space and plumbing for appliances and with a window overlooking the house and garden.

The wraparound gardens make for a delightful setting, with a selection of mature trees, shrubs and fencing forming the boundary with the neighbouring fields and with views to the countryside beyond making for a superb, private entertaining space. There is a Gabriel Ash Redwood combination shed and greenhouse, with a raised vegetable bed and log store to the side.

**POST CODE** P030 3LN

**COUNCIL TAX** Band D

**TENURE** Freehold

**EPC Rating** TBC

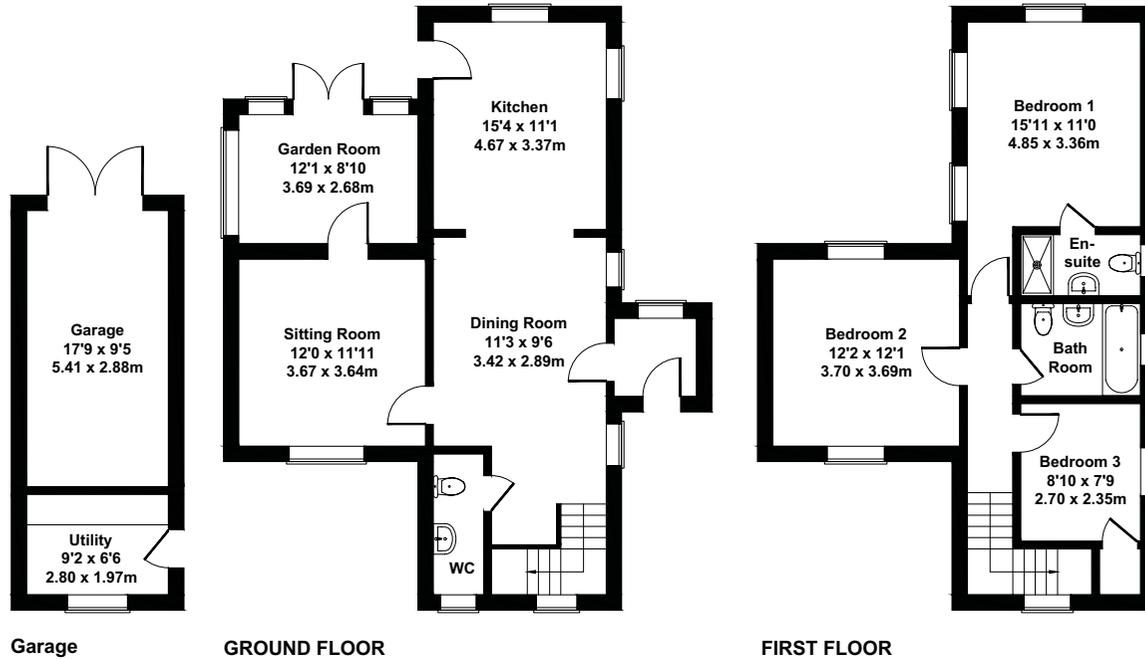
**SERVICES** Mains water, electricity and drainage. Thermaflow off[1] peak electric combination boiler with wet underfloor heating to both floors controlled with individual room thermostats, (with the exception of Bedroom 2 which has a radiator).

**VIEWINGS** Strictly by prior appointment with the sole selling agents, Spence Willard.



## Marylands, Sandy Way ,Shorwell,PO30 3LN

Approximate Gross Internal Area  
1507 sq ft - 140 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. 2022**



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.