

SPENCE WILLARD



Pilgrims Way, Ashknowle Lane, Whitwell, Isle of Wight

A wonderful, extended and modernised home set in a quiet unmade lane with southerly facing rear garden and a range of attractive outbuildings

VIEWING:

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Tucked away behind mature hedging, this attractive detached property has been modernised and extended over the past 8 years to create a beautifully crafted home featuring oak flooring, doors and woodwork throughout, as well as a bespoke, hand-built oak kitchen. The property provides four bedrooms, two with en-suite bathrooms, and has been modernised throughout with works including new electrical and heating systems, double glazing throughout, new bathrooms, kitchen and complete redecoration. Far reaching views across fields and countryside are enjoyed from the upper floors. Set in southerly facing gardens, backing onto fields, with wonderful outdoor rooms including kitchen with wood burning stove, pizza oven and built in barbeque, a separate bar room and a detached studio with two floors, with potential for use as a holiday home/annex subject to the necessary planning consents.

Situated to the south of the island in the rural village of Whitwell, there are many country walks nearby and also a popular local pub, The White Horse Inn. The nearby neighbouring village of Niton has a village store, pharmacy, primary school, pubs and Post Office with a restaurant bar.

ACCOMMODATION

GROUND FLOOR

Part glazed door to an oak framed porch with flagstone flooring. Front door with glazed inserts.

ENTRANCE HALL A spacious entrance to the house with oak flooring which extends throughout the ground floor. Stairs to first floor with built-in cupboard beneath. A full height glazed panel at the end of the hall enjoys views over the garden and allows natural light to flood the area.



CLOAKROOM Hand basin fitted to an oak cabinet and WC. Heated towel rail. Tiled floor.

KITCHEN/DINING ROOM Attractively fitted with a hand-built bespoke oak kitchen comprising wall and base units with Iroko worksurfaces over incorporating a butler sink with granite surround and window above. Integral appliances include double electric oven and LPG 5 ring hob with extractor above. Central island with granite worksurface and storage beneath. There is a woodburning stove set in a chimney breast with an oak beam above making a wonderful focal point. **DINING AREA** with bi-fold doors leading to the deck and garden beyond.

UTILITY ROOM Plumbing for washing machine and dishwasher. Stainless steel sink with mixer tap.

SITTING ROOM A dual aspect room with wood burning stove fitted in the chimney breast with a raised marble plinth and oak beam over.

LIVING ROOM A pleasant sitting area which opens through to an attractive extension, creating a beautifully light triple aspect room with bi-fold doors to the rear enjoying views over the garden and to the side opening to the slate and timber terrace.

BOOT ROOM Tiled floor. Worcester oil fired boiler. Door to outdoor kitchen.

FIRST FLOOR

LANDING Built-in cupboard. Stairs to attic room. Oak flooring throughout the first floor (except in the family bathroom and en-suite to Bedroom 2).

BEDROOM 1 A generous double bedroom with window framing the far reaching views across fields and countryside to Chillerton Down. Two built-in cupboards and shelving with pull out racks. Further window enjoying views across the rear garden to fields and countryside beyond.

BATHROOM EN-SUITE Shaped bath with rainfall shower and riser, glazed screen. Tiled surround. Wash hand basin to a slate surround with oak cabinet beneath, WC. Heated towel rail.

BEDROOM 2 A double room with views over the rear garden to the fields and countryside beyond. Two steps down to:

BATHROOM EN-SUITE A good sized bathroom, with tiled floor and fitted with P-shaped bath with rainfall shower and riser, glazed screen. WC and wash basin fitted to a painted wooden cabinet with storage beneath.







BEDROOM 3 A good sized, dual aspect, double bedroom with lovely views towards Chillerton Down to the front with further downland views to the side.

BEDROOM 4 Enjoying far reaching views towards Chillerton Down.

FAMILY BATHROOM A generous sized room comprising bath with oak panelling, tiled and glazed shower cubicle with rainfall shower and riser, handbasin fitted to an oak cabinet and WC. Two windows enjoying views over the rear garden and countryside beyond. Heated towel rail. Attractive patterned ceramic tiled floor.

SECOND FLOOR

ATTIC ROOM With sloped ceilings and Velux roof windows with stunning views to the front over the surrounding countryside. Central staircase. Radiator.

OUTSIDE

A gravel driveway leading to a **DETACHED DOUBLE GARAGE** 19'8"x 18'3") with two sets of oak doors, power and lighting. There is further parking beyond. To the front of the property is an enclosed garden

with pathway leading to the front door with lawn to either side. Accessed from the boot room and the rear terrace is an **OUTDOOR KITCHEN** (15'9" x 14') with vaulted ceiling and fitted with granite work surface incorporating a sink. Log burner. Space for a large table and front opening to barbeque area and brick-built pizza oven with log storage beneath. Wooden flooring extends out to the rear and creates an ideal space for al fresco dining and entertaining. Adjacent is a paved terrace with raised brick flower beds and firepit, leading to the **BAR** (16'11" x 14'7") which has been created in the roof space of the double garage, with double oak doors, sloped ceilings with skylights, bar area, power and lighting. The rear garden is southerly facing and provides a further attractive timber decked terrace edged with slate, accessed from the living room and the dining area. Raised brick flower borders surround the terrace with steps up to a lawned area. Picket fencing and mature hedging to the rear. Enclosed vegetable garden with raised beds.

STUDIO/STORE This further two storey detached brick and timber clad building in the grounds offers potential for annex/holiday letting, subject to the necessary planning consents. At the front

there are two sets of oak doors with two sets of French doors hidden behind. On the ground floor is a room with oak flooring measuring (16'7" x 15'9"max), built-in cupboard and separate WC. Upstairs there are two storerooms, both with dormer windows and built-in window seats, under eaves storage and electric wall heaters.

All in all, Pilgrims Way provides a wonderful package for those looking for a south facing garden with great outdoor entertaining space in a quiet location.

SERVICES Mains water, electricity and drainage. Oil fired central heating.

TENURE Freehold

EPC Rating D

COUNCIL TAX Band F

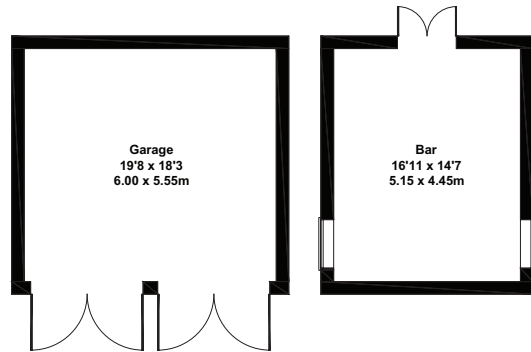
POSTCODE PO38 2PP

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

Pilgrims Way

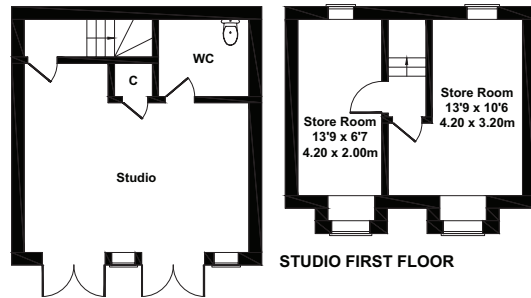
Approximate Gross Internal Area
3800 sq ft - 353 sq m

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



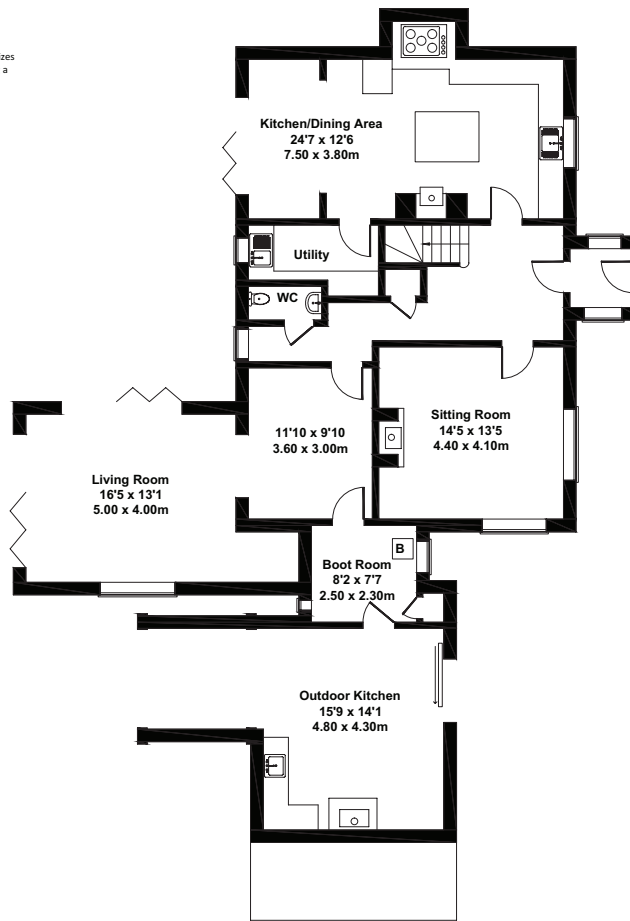
Garage

Bar

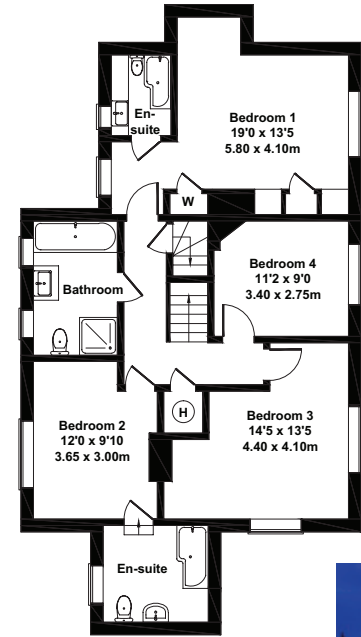


STUDIO GROUND FLOOR

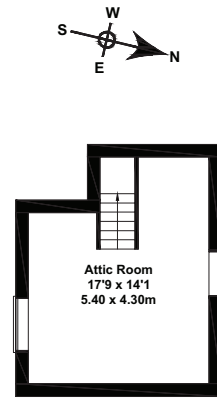
STUDIO FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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