

# West View

Farriers Way, Shorwell, Newport, Isle of Wight PO30 3JN



Offered for sale chain free, this irresistible period cottage is positioned in an idyllic village setting and exudes characterful charm throughout. Potential to command £30,000 per annum as a holiday let.

- Beautiful four-bedroom cottage
- Packed full of original character features
- Rural village setting surrounded by countryside walks
- Also available fully furnished (subject to separate negotiations)
- Offered for sale chain free
- Superbly presented and spacious throughout
- Two bathrooms and a cloakroom
- Generous kitchen-diner with an AGA
- Potential to command up to £30,000 per annum
- Close to local amenities and the county town of Newport

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Dating back to the 1750s, this quirky cottage is bursting with original features one would expect from a quintessential English country cottage with its exposed timber beams, charming fireplaces, original flagstone floors, traditional window shutters and panel doors, and a farmhouse-style kitchen complete with an Aga. Exquisitely presented and offering a perfect combination of modern facilities and period charm, the accommodation provides a cosy, welcoming feel and is surprisingly spacious with its full-height ceilings, generous family sitting room flaunting a handsome inglenook fireplace, a large kitchen with room for a family dining set, and a total of four double sized bedrooms, with one featuring a fabulous timber beam from a ship and a beautiful en-suite shower room. Additionally, the property benefits from a sizable utility room connecting from the kitchen via a handy boot room, a ground floor cloakroom and a beautiful family bathroom, as well as a full-length attic room and a cellar providing huge potential to be transformed into further accommodation if required. Outside, there is a mature shrub garden to the front plus a small secluded courtyard to the rear offering perfect spots to relax amidst this tranquil location.

Currently operating as a successful holiday let in one of the Island's most picturesque villages, West View is peacefully located next to the pretty twelfth-century St. Peter's Church, and a host of local amenities are on the doorstep including a popular country pub with its freshwater stream, a handy shop with a post office, and a recreation ground with a playground. The historic Northcourt House and Wolverton Manor are also located in the village and offer a host of summer activities and events, including summer fêtes and family friendly festivals. Situated within an Area of Outstanding Natural Beauty, keen walkers and cyclists can enjoy the breathtaking surrounding countryside of Shorwell which backs onto chalk downs and connects with a network of footpaths leading to the southern coast of the island with its superb beaches and opportunities for water sports. Additionally, Shorwell is conveniently situated for the village of Carisbrooke with its magnificent castle and the county town of Newport which is just under five miles away providing a range of popular shops, restaurants and a cinema. The village is linked to other parts of the Island by Southern Vectis bus route 12, serving Freshwater, Totland and Newport as well as intermediate villages.

### **Welcome to West View**

With a partially rendered facade in a light-green shade, this appealing stone-built end-of-terrace cottage is enclosed with an old stone brick wall with a grass bank to the front that gives way to a set of stone steps leading to an ornate metal gate. Featuring a narrow concrete path running along the front of the property, the front garden includes a combination of gravel, wood chipped plant beds and mature cottage shrubs featuring hydrangea, lavender and rosemary. Passing a wonderful bay tree, a flagstone path leads the way through the garden and to a traditional timber front door in forest-green with multi-pane glazing and a lantern-style lampshade to the side.

### **Entrance Lobby and Hallway**

Upon entering the front door, a welcoming entrance lobby leads through to a hallway with stunning period flagstone flooring, rustic timber beams and neutral décor with wall panelling in the lobby. Featuring a window to the rear aspect at the end of the hallway, this area is also lit by a ceiling light and two wall light fittings. With a set of coat hooks within the lobby area, the hallway includes a handy cloak cupboard offering shelving and further space to store coats and footwear. Additionally, there is a telephone/internet point, a thermostat and an electrical consumer unit within this space.

The hallway provides direct access to the kitchen and the sitting room, with the kitchen allowing passage to the boot room, utility room and cloakroom, and the sitting room providing access to the cellar, bedroom three and the stairwell to the first-floor landing.

### **Kitchen-Diner**

*18'08 x 12'07 (5.69m x 3.84m)*

With a window to the front aspect fitted with wooden shutters and a window to the rear overlooking the boot room, this charming farmhouse style kitchen creates a characterful feel with its exposed timber ceiling beam and an oil-fired retro-style Aga which provides a charming focal point within a beautiful fireplace with a decorative tile surround and a chunky timber beam and shelf over. This room is fitted with a range of cottage-style base and wall cabinets in cream providing cupboards and drawers fitted with elegant handles and there is a fitted wooden dresser that offers additional cupboards and shelving. With a beautiful tile splashback in rustic neutral shades, the base cabinets are topped with solid wood countertops which incorporate a fabulous white porcelain 1.5 sink and drainer with a chrome swan neck mixer tap. At one end of the kitchen, there is a perfect space for a freestanding fridge-freezer, and there is under counter space for a dishwasher as well as a perfect nook between the units to position a freestanding oven. Fitted with a column radiator, the room provides plenty of space for family dining and is evenly illuminated by a combination of recessed spotlights, lighting over the Aga and under-cabinet lighting. Beautifully finished with a ceramic tiled floor and cream painted walls, this room also has a wooden door opening to the boot room which provides access to a ground floor cloakroom and a utility room.

### **Boot Room**

*11'11 x 5'01 (3.63m x 1.55m)*

Conveniently accessed from the rear courtyard via a stable-style door, this handy boot room provides an alternative entrance into the home, perfect for removing muddy boots after those long rambles in the surrounding countryside! Continuing with the ceramic tiled floor from the kitchen, this space benefits from natural light from multi-pane glazing on the courtyard door and a partial lean-to roof. With exposed stone walls, the boot room also has two ceiling light fixtures and wooden internal doors providing access to a utility room and ground floor cloakroom.

### **Cloakroom**

Fitted with a ceramic tiled floor, this handy ground floor cloakroom has a matching white suite comprising a low-level w.c and a corner positioned wall-mounted hand basin with a white tiled splashback. Illuminated by a ceiling light fitting, this space also has grey-painted walls and an electric heater to provide warmth.

### **Utility Room**

*14'04 x 8'05 (4.37m x 2.57m)*

Featuring an exposed flagstone floor and timber beams, this convenient utility room provides plumbing and space for two laundry appliances beneath a light-grey countertop with white wall-mounted cabinets above. With a window overlooking the boot room and a window to the rear courtyard garden, this room provides plenty of space for storage and there is a white-painted chimney breast which houses an oil-fired boiler to ensure a cosy home. Fitted with a ceiling spotlight bar, also located here is a fabulous white butler sink with chrome hot and cold taps, an additional set of wall-mounted cabinets, and an electrical consumer unit (for the utility room).

### **Sitting Room**

*18'10 max x 17'07 max (5.74m max x 5.36m max)*

Providing the true hub of the home, this inviting sitting room exudes warmth and character with its cosy interiors and a handsome red brick inglenook fireplace which houses a cast iron log burning stove on a flagstone stone hearth. Illuminated by four matching wall up-lighters, this spacious room has a window overlooking the rear courtyard and a window to the front aspect complete with traditional wooden shutters and a built-in bench. Fitted with a speckled beige carpet, this room exhibits a warm neutral wall decor featuring wall panel detailing on one side and there is a range of built-in wooden shelving, perfect for displaying books and decorative items. Including two traditional column radiators, also located here is a telephone/internet port, a door to a partially tanked cellar, and a small step up leading to a ground floor bedroom and a turning staircase to the first floor.

### **Bedroom Three**

17'04 x 9'05 (5.28m x 2.87m)

Adjacent to the sitting room is this wonderful double bedroom featuring plenty of exposed timber ceiling beams and two feature period fireplaces creating a characterful space. Fitted with four matching wall lights, this room enjoys a window to the side aspect with wooden shutters and a window to the front aspect featuring a deep ledge. The neutral interior includes a soft cream carpet and there is a vertical column radiator to keep the room cosy.

### **First Floor Landing**

Accessed via the sitting room, an elegant stairwell features midway wall panelling flowing alongside a wooden turning staircase with a spindle balustrade and a speckled-taupe carpet runner which continues to the first-floor landing. This space enjoys natural light from a classic diamond-design leaded window to the side aspect and is finished with a neutral wall decor which continues throughout the first-floor accommodation. Illuminated by recessed spotlights, this spacious landing has a wooden ceiling hatch with a drop-down ladder to a generous insulated attic room which is carpeted and enjoys natural light porting from sun tunnels. A series of wooden panel doors lead to three bedrooms and a family bathroom.

### **Bedroom One**

19'04 x 14'0 max (5.89m x 4.27m max)

The carpet from the landing continues into this spacious bedroom which flaunts an exposed stone chimney breast housing a feature cast iron fireplace and a chunky wooden beam from a ship spanning the length of one wall, creating charming focal points. Including a window to the front aspect with a radiator located beneath, the room also boasts four coordinating wall light shades and a stunning en-suite shower room which is accessed via a wooden ledge and brace door.

### **En-suite Shower Room**

Beautifully finished with a marble pebbled floor, this superb shower room benefits from a double glazed window to the rear aspect and recessed spotlights to provide illumination. Featuring a charming illustrative white tile surround, a double shower cubicle enclosed with clear glass screening boasts a fabulous rainfall-style shower fixture with integrated wall controls. A white suite comprises a low-level w.c beneath a wall-mounted wooden cabinet and a pedestal hand basin with traditional taps and a white tile splashback beneath an opaque glass shelf. Warmed by a radiator with a towel rail above, this room also includes a shaver socket and an extendable wall-mounted, circular mirror.

### **Bedroom Two**

19'01 x 9'10 (5.82m x 3.00m)

Fitted with a cream carpet, this delightful bedroom enjoys a window to the side aspect and a window to the front elevation within a charming nook featuring a timber ceiling beam. Warmed by a radiator, this bedroom has two picture wall lights beneath a traditional picture rail and there is also a single wall light shade.

### **Bedroom Four**

16'08 x 9'07 (5.08m x 2.92m)

Cosy and inviting, this bedroom is the smallest of the four but still provides an ample double size. This room showcases wonderful character features including wide timber floorboards, a rustic wooden ceiling beam and an attractive cast iron feature fireplace with elaborate detailing. Fitted with four matching wall lights, this room has two windows to the front aspect with one tucked away within a charming alcove space. Also located here is a radiator and a wood panel door opening to a large airing cupboard housing a pressurised water cylinder as well as controls for the heating and hot water.



### **Family Bathroom**

With a double-glazed window to the rear aspect and a grey wood-effect laminate floor, this delightful bathroom enjoys a white double-ended panel bath with a golden vintage-style mixer tap complete with a showerhead attachment and a white tile surround with grey accent tiles. A coordinating white suite consists of a pedestal hand basin with an opaque glass shelf above and a low-level w.c. Warmed by a ladder-style heated towel rail, this white-painted room also includes a handy shaver socket and recessed spotlights to provide illumination.

### **Rear Courtyard**

With access from the driveway via timber double gates, a secluded walled courtyard has a hardstanding concrete surface including two steps up to a paved seating terrace with a low-level retaining brick wall. Providing a tranquil retreat and space to arrange outdoor seating, the terrace features a raised shrub plant bed and there is a lantern-style lampshade on the external wall of the sitting room providing nighttime illumination. The courtyard also includes an outside tap and a stable-style door to the boot room.

### **Parking**

A perfect home for anyone seeking an idyllic village lifestyle, West View presents an enviable opportunity to acquire a characterful and spacious four-bedroom cottage which is superbly presented and situated amongst some of the best surrounding countryside that the Isle of Wight has to offer. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Oil-fired central heating, electricity, mains water and drainage

Internet: Super fast broadband is connected to the property

Subject to separate negotiations, the cottage could be sold fully furnished.

\*\*\* Providing a fantastic opportunity to create an investment portfolio of multiple holiday lets, the immediate neighbouring properties, 1 and 2 Pells Cottages, are also available to purchase - Please call Susan Payne Property on 01983 566244 for more details.\*\*\*

**Ground Floor**



**First Floor**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



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