

Patterdale

Town Lane, Chale, Isle of Wight PO38 2JS



Set in the idyllic rural hamlet of Chale Green, this superbly appointed two to three bedroom single-story home offers plenty of versatile accommodation and a fabulous south-facing garden backing onto a paddock.

- Detached, spacious single storey home
- Two to three double bedrooms
- Garage conversion offering a versatile room
- Family bathroom and an en-suite shower room
- Driveway parking for several vehicles
- Beautifully renovated throughout
- Three reception rooms and two conservatories
- Generous kitchen-breakfast room
- Well-designed, south facing rear garden
- Idyllic rural location on the south coast

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

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Boasting an abundance of improvements over recent years, Patterdale presents a pristine home and versatile accommodation offering multiple living spaces which could provide an additional bedroom, if required. With high-quality interior and exterior finishes providing stylish neutral finishes, a range of other significant upgrades include contemporary kitchen cabinetry and stylish bathroom suites, the creation of an additional conservatory to the side elevation, and a fantastic garage conversion currently offering a snug. Ensuring a cosy and welcoming home, the majority of the double glazing has been replaced, and a Worcester central heating boiler as well as radiators have been installed throughout.

The accommodation consists of a welcoming entrance hall leading to a kitchen-breakfast room, a lounge with a log burning stove, a family bathroom, and two double bedrooms. Beyond the kitchen-breakfast room is a dining room which proceeds to a side conservatory and a snug which was formerly a garage. An additional large conservatory to the rear elevation connects with the lounge, providing an extended living space and a fantastic outlook over the rear garden. Backing onto a paddock, the beautifully established rear garden enjoys friendly visits from shetland ponies and basks in the sunshine throughout the majority of the day, thanks to its wonderful south-facing position. Furthermore, outside offers plenty of driveway parking to the front of the property.

Offering an idyllic outdoor lifestyle, Patterdale is perfectly positioned to explore some of the best countryside and unspoilt coastline that the Isle of Wight has to offer, with far-reaching spectacular views and an abundance of wildlife. Chale Green is a small hamlet about a mile inland from the village of Chale which is a charming rural village on the south coast with an award-winning pub, The Wight Mouse Inn, enjoying unbeatable coastal and rural views from the gardens. Additionally, the property is just a short 10-minute drive from the popular village of Niton which boasts a whole range of amenities including a primary school, a pharmacy, a well-stocked grocery store, and a post office. Chale is served by the Southern Vectis bus route six which connects to the principal towns of Newport, Ventnor and intermediate villages. The popular Victorian seaside resort of Ventnor is located approximately 7 miles away offering golden beaches, a bustling arts scene with the award-winning Ventnor Fringe summer festival, and the Ventnor Botanical Gardens which contain rare, subtropical plants and trees which thrive on this sunny south coast of the island.

Welcome to Patterdale

Enjoying a set back, elevated position adjacent to a field, Patterdale is a well-presented property with a fresh white render finish and a well-maintained tiled roof. A partially sloped driveway with plant beds on either side provides an approach to the home and a gravel finished frontage which offers the opportunity to be utilised for parking if desired. A tiled open porch area has a partially glazed composite entrance door opening to the entrance hall.

Entrance Hall

extending to 13'01 (extending to 3.99m)

Presented with pristine white walls and a beautiful wood-effect laminate floor which continues to the lounge and bedrooms, the entrance hall provides a wonderful first impression of the home. Fitted with a radiator and recessed spotlights, this space enjoys natural light from a window to the side aspect and from the partially glazed entrance door. Also located here is a large airing cupboard with shelving, a loft hatch, and series of coordinating white doors leading to the accommodation.

Living Room

16'02 x 12'03 max (4.93m x 3.73m max)

With a window to the side and wide sliding glazed doors to the rear conservatory, this inviting room enjoys a cosy warmth from a log burning stove mounted on a brick hearth within a chimney breast. Adding to the character of the room, there are white-painted ceiling beams and two half-sphere wall lights creating gentle lighting controlled by a dimmer switch.

Rear Conservatory

15'05 x 10'05 (4.70m x 3.18m)

Providing an alternative living space, this generous conservatory benefits from a recently replaced roof installed approximately two years ago and provides ample room to accommodate furniture. Fitted with two half-sphere wall lights, this space also has French doors to the garden, a modern electric radiator, and low white-painted brick walls with glazing above, providing a wonderful garden outlook.

Kitchen-Breakfast Room

14'08 x 13'01 max (4.47m x 3.99m max)

Featuring a free-standing kitchen island providing a breakfast bar and shelving, this well-presented kitchen is fitted with a range of modern base and wall cabinets offering a combination of cupboards, drawers, and bottle racks. With a tiled splashback in white, a wood-effect countertop incorporates a 1.5 stainless steel sink and drainer beneath a window to the rear aspect offering lovely garden views. A Cookmaster dual fuel range cooker in blue is situated beneath a curved cooker hood providing lighting and an extractor fan. The kitchen also allows for space to position an American style fridge-freezer and there are relevant plumbing connections beneath the countertop for a washing machine and dishwasher. Also located here is a radiator, a central heating boiler, and an open doorway to the dining room.

Dining Room

9'10 x 9'01 (3.00m x 2.77m)

Featuring wide French doors to the rear garden, this room continues with the beautiful laminate flooring from the kitchen which also proceeds to the snug. Offering ample space to arrange a dining set, this room also benefits from a radiator and a partially glazed upvc door to the conservatory.

Snug

11'09 x 9'0 (3.58m x 2.74m)

Providing the option to be utilised as a third bedroom, this functional, beautifully finished garage conversion benefits from a window to the side aspect and a modern electric radiator. Lit by recessed spotlights, this room also has a wall-mounted cupboard housing an electrical consumer unit, and access to an enclosed storage area with an existing garage door to the front elevation.

Side Conservatory

8'10 x 7'03 (2.69m x 2.21m)

Constructed approximately two years ago, this versatile space provides access to the front of the property via a partially glazed upvc door and to the rear garden via a set of French doors. Finished with tiled flooring in a beautiful pattern, this room provides the flexibility to be utilised for a range of purposes such as a boot room or a relaxing garden room.

Bedroom One

15'11 max x 10'0 (4.85m max x 3.05m)

Presented with an elegant papered feature wall, this beautiful double bedroom enjoys natural light from a large window to the front aspect with a wide radiator beneath. Benefiting from two recessed wardrobes, this bedroom also boasts a door opening to an en-suite.

En-suite Shower Room

Warmed by a small chrome heated towel rail, this beautifully finished shower room has attractive patterned floor tiling which continues to one of the walls where there is a modern vanity hand basin and a dual flush w.c. With an opaque window to the side aspect, this room provides a walk-in shower with a clear-glazed screen and an electric shower unit incorporating a rainfall-effect fixture. Also located here are recessed spotlights with one providing an extractor fan.

Bedroom Two

12'02 x 7'10 (3.71m x 2.39m)

Featuring a window to the side aspect, this second bedroom could provide a smaller double size and includes a recess for accommodating a wardrobe or alternative bedroom furniture. A radiator is also located here.

Family Bathroom

With an opaque window to the front aspect, this stylish bathroom has a fresh white theme including fully tiled walls and a modern suite comprising a wall-mounted vanity hand basin, a dual flush w.c, and a panel bath with an electric shower over. Finished with an attractive tiled floor in shades of blue, this beautiful bathroom also includes a chrome heated towel rail and recessed spotlights with an extractor fan.

Rear Garden

Measuring 26.6m x 17.5m, the spacious rear garden boasts a sunny south-facing position and has been beautifully designed to offer various areas for relaxing, doing a spot of gardening, and growing your own produce. With uninterrupted views of an adjacent paddock, the garden enjoys mature plant borders featuring a range of spring planting and shrubs and is fully enclosed with fencing, providing a safe environment for pets and children. A large decked sun terrace to the rear of the property provides a secluded spot for basking in the sunshine or al fresco dining and continues to the lawn beyond. Outside of the rear conservatory, a gravel seating area has a timber pergola graced with clematis offering a partially shaded seating spot with the relaxing sounds of a trickling water feature from a nearby pond. Several steps from the gravel area also provide an approach to the lawn which features several mature trees including a palm, eucalyptus, apple, and elderflower. Heading toward the top of the garden, a gravel space forms a fantastic fruit and vegetable plot with raised beds featuring rhubarb, potatoes, strawberries, and raspberries, to name a few! Alongside the vegetable plot, stepping stones create an approach to a storage shed and a charming summer house next to a beautifully established camellia. The rear garden also benefits from external lighting, a tap, and an external side gate leading to the front of the property. Furthermore, there is an additional outside space to the side of the property which is paved and accessed via the side conservatory. This handy enclosed area provides storage space and an additional gate to the front of the home.

Parking

A hardstanding driveway and gravel area to the front of the property provide ample off-road parking.

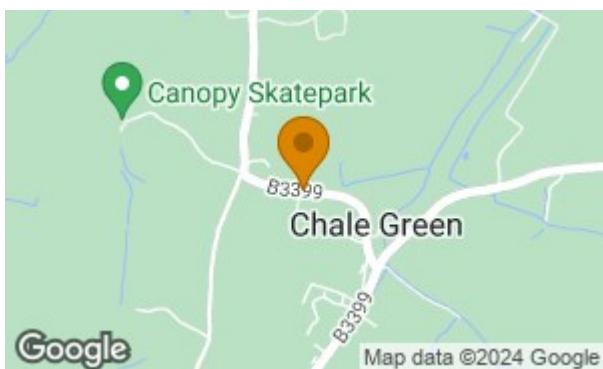
Patterdale presents an excellent opportunity for anyone seeking an idyllic rural lifestyle and an immaculate home with plenty of flexible accommodation plus a beautifully established south-facing garden. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: LPG central heating, electricity, mains water and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	73
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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