

# Yew Tree Cottage

Lower Road, Adgestone, Sandown, Isle of Wight PO36 0HL



Set in the heart of an Area of Outstanding Natural Beauty, this captivating detached cottage boasts plenty of flexible accommodation, two bathrooms, and a beautifully established south-facing garden, plus a detached garage with a spacious driveway.

- Late Georgian detached stone cottage
- Beautifully established south-facing garden
- Three to four double-sized bedrooms
- Two reception rooms and a study
- Driveway parking and a detached garage
- Set within an Area of Outstanding Natural Beauty
- Original cottage features
- Surrounded by breathtaking walking routes
- Spacious kitchen and a utility/shower room
- Short drive to local amenities in Lake and Brading

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Nestled amongst the idyllic rural surroundings along a peaceful country lane, Yew Tree Cottage presents a highly desirable stone cottage dating back to the mid-1830s with just four owners to date. Extended and reconfigured over the years, this characterful home offers modern-day comforts with well-arranged, flexible family living accommodation, a spacious kitchen, and a fantastic multi-purpose room providing both a utility and shower room which is easily accessed from a ground floor bedroom. Each of the three bedrooms offer a spacious double size, with the principal bedroom boasting a fabulous dressing room with a luxurious en-suite bathroom. Additionally, there is a spacious study offering a versatile room which could be utilised as a further bedroom, if required. Beautifully presented throughout, the interiors present charming cottage features such as original fireplaces, ceiling beams, traditional skirting boards, and wooden panel doors; all of which retain the historical cottage ambience. Providing an absolute haven for the abundance of local wildlife, the surrounding gardens are equally as special and offer a beautifully established setting with the rear garden boasting a highly desirable south-facing position.

Positioned within the small hamlet of Adgestone, the location offers the perfect balance of peaceful countryside living with plenty of picturesque walks on the doorstep and the convenience of local amenities within a five to ten minutes drive away. Situated just two miles away, the historic village of Brading displays beautiful historic architecture and provides a well-stocked convenience store, a good range of pubs and eateries, plus a direct train service to the seaside town of Ryde which links with high-speed ferry connections to the mainland. Located a similar distance in the opposite direction is the village of Lake which also provides a wide range of amenities such as a Tesco Metro store, a Chinese takeaway, the Lake Fish Bar, a doctor's surgery, and a pharmacy. For blissful coastal walks and days at the seaside, the spectacular golden beaches of Lake and Sandown Bay are just a couple of miles away offering a whole host of family activities such as a range of watersports, a dinosaur museum, and The Wildheart Animal Sanctuary - primarily home to a variety of big cats which can be heard from the property when the wind is in the right direction! A good selection of schools at primary and secondary level are located within the nearby surrounding villages, including The Bay CE School in Sandown rated 'Good' by Ofsted. Furthermore, the principal town of Newport is around a twenty-minute drive away also offering a wide range of shops and supermarkets, eateries, and events.

### Welcome to Yew Tree Cottage

Featuring a mature Yew Tree in the front garden, this appealing stone cottage is aptly named and enjoys a secluded setting with hedge boundaries to the front. On the adjacent side of the lane from the property, fields are currently being used to grow Apricot trees, sunflowers and pumpkins as well as garlic and carnations. To the side elevation of the property, a gravel driveway leads to a detached garage with double wooden doors and a brick archway gives access to the rear garden. Wrapping around to the rear garden, the front garden is laid to lawn with shrub planting, and a block paved path from the driveway meanders through the front garden to a charming stable-style entrance door in traditional burgundy red shade.

### Entrance Porch

7'01 x 6'0 (2.16m x 1.83m)

This spacious porch entrance has an opening to the stairwell lobby providing access to the dining and sitting room via panel doors. With a vaulted ceiling featuring charming beams and a ceiling light, this space provides ample room to remove coats and footwear after those long walks in the surrounding countryside!

### Dining Room

14'02 x 10'08 max (4.32m x 3.25m max)

Full of cottage character and neutrally decorated, this spacious room features an exposed brick wall, exposed wooden beams, and an arched brick fireplace with a flagstone hearth. Finished with a vinyl wood-effect floor, this room has a window to the front aspect with a radiator beneath, a ceiling light, and double wooden doors opening to the kitchen.

### Sitting Room

14'0 x 11'09 max (4.27m x 3.58m max)

Connecting seamlessly with the sunroom via an open squared arch, this delightful room features a cream-painted brick fireplace with a flagstone hearth mounted with a characterful gas stove. With a window to the front aspect, this room has a wood-effect vinyl floor and is neutrally decorated including a papered feature wall with a decorative nature-inspired design. Fitted with a multi-pendant light and two wall lights, this room also has a radiator, a telephone/internet point, and a television aerial connection. A folding wooden door with opaque glazed panels opens to the study.

### Sunroom

10'0 x 7'09 (3.05m x 2.36m)

Allowing for plenty of natural light, the sunroom area enjoys a window to the side aspect and French doors to the rear terrace and garden beyond. Continuing with the flooring and neutral wall decor from the sitting room, this space also has a radiator, a multi-pendant light fitting, and a panel door to the kitchen.

### Study

14'01 x 9'03 max (4.29m x 2.82m max)

Benefiting from a triple aspect with a window to the rear, side, and front, this naturally light room features a wooden floor and partially exposed chimney breast brickwork, creating a characterful contrast with a light blue wall decor. A ceiling light and a radiator are also located here.

### Kitchen

19'01 x 7'09 max (5.82m x 2.36m max)

Enjoying natural light and delightful garden views from two windows to the rear aspect, this spacious kitchen is fitted with a range of cream base and wall cabinets providing a combination of cupboards, drawers, a display unit, and an integrated microwave positioned at eye level. With a neutral tiled splashback, a dark countertop illuminated by under cabinet lighting incorporates a composite sink and drainer and provides space and plumbing beneath for a dishwasher. A unit on the adjacent side is fitted with a double gas oven with a hob which is located beneath a stainless steel cooker hood. Featuring a traditional pantry cupboard, this room provides additional space to position a fridge-freezer, and benefits from plinth heaters, plus a series of spotlight bars. Finished with a dark tiled floor and light blush pink walls, this room also includes a partially glazed door to the rear garden, plus a multi-pane to a lobby - giving access to the utility room and ground floor bedroom. Additionally, the kitchen has a Vaillant gas boiler and double wooden doors to the dining room.

### Lobby

Fitted with a tiled-effect vinyl floor, this space provides access to the utility room and a ground bedroom via wooden cottage-style doors.

### Shower/Utility Room

This multi-purpose room is fitted with a range of charming wooden base and wall units in a light green shade, providing space with plumbing connections for two laundry appliances within a base cabinet which is topped with a tiled countertop. A brick built vanity unit provides further cupboard space with matching wooden doors and has a countertop mounted with an oval hand basin. Featuring mid-height, light green wall tiling with a dark mosaic strip, this room also provides a w.c. and an enclosed, clear glazed shower cubicle with an electric shower unit and a green tile surround. With an opaque glazed window to the side aspect, further benefits of this room include a radiator and a multi-spotlight fitting.

### **Bedroom Three**

*13'07 x 10'08 (4.14m x 3.25m)*

Boasting dual aspect windows to the front and side, this double, ground floor bedroom is conveniently located adjacent to the shower/utility room and is warmed by a radiator. Decorated with a duck egg blue shade wall décor and a blue carpet, the space also includes a ceiling light.

### **First Floor Landing**

Providing access to the first floor, this carpeted stairwell leads to a double bedroom and the principal suite. An internal window overlooks the stairwell from the over-stair cupboard plus the space is lit by a ceiling light.

### **Principal Suite**

*10'06 max x 14'02 (3.20m max x 4.32m)*

Naturally lit by a window to the rear aspect, this wonderful double bedroom features a charming cast iron fireplace, neutral wall décor, and a wood effect laminate which continues into the dressing room. The space is warmed by a radiator.

### **Principal Dressing Room**

Continuing the flooring from the bedroom, this dressing room is accessed through an open archway and offers a window to rear aspect with a radiator under. There are a series of built-in wardrobes with ample space plus a doorway to the en-suite bathroom. The space is neutrally decorated and lit by a ceiling light.

### **Principal En-Suite Bathroom**

Beautifully styled with a clawfoot bathtub and a large walk-in shower with a rainfall-effect shower head, this stunning en-suite bathroom is decorated with white wall tiles and patterned feature tiles plus stunning moss-grey floor tiling. A traditional-style sanitaryware suite comprises a w.c. and a pedestal hand basin with a wall-mounted mirrored cabinet above. A window to the front aspect floods the room with natural light and the space is kept cosy by a large, heated towel rail. Also located here is a spotlight bar and an extractor fan.

### **Bedroom Two**

*11'09 max x 14'03 (3.58m max x 4.34m)*

This generous double bedroom presents a window to the rear, a door to an over-stair cupboard, and access to the loft hatch leading to a boarded loft via a pull-down ladder. Featuring a charming cast iron fireplace, the room is warmed by a radiator and decorated with fresh white wall décor complemented by a cosy carpet. Also located here is a range of built-in shelving and a ceiling light.

## Garden

Providing an oasis of calm and tranquility, the beautifully established rear garden is an absolute wildlife haven giving endless enjoyment for the numerous variety of animals and birds which constantly visit throughout the day, including the Isle of Wight's native red squirrels which are a delight to watch! Other regularly spotted species include Red legged Partridge, stoats, pheasants, and woodpeckers as well as longtailed tits, wrens and friendly robins, to name a few! Boasting sunlight throughout the majority of the day, the mature garden enjoys a south facing position with a large patio terrace spanning the rear of the house, providing ample dining and seating space, and also connects to the garage. Beyond the terrace is an expanse of green lawn and a smaller west facing decked seating area at the bottom of the garden, giving an additional place to relax or dine in the late afternoon sunshine. The garden is dotted with a range of productive fruit trees including Adgestone plums, a Bramley and Coxes apple, and a beautiful pink flowering edible quince, plus a fig tree that provides dappled shade over the patio terrace during summer. In addition, there is a herb bed and an ample vegetable garden plot which has been very productive over the years and also includes a good sized greenhouse. A fence along the bottom of the garden incorporates a gate, giving access to a row of cherry trees beyond and views to the neighbouring Adgestone campsite fields. The garden also includes a range of mature shrubs and hedging, two sheds, and a fabulous fire pit area providing a cosy spot for those long summer evenings with friends and family.

## Driveway and Garage

A gravel driveway offers off-road parking for several vehicles and leads to a detached garage with wooden double doors. Measuring 20'04 x 11'07, the garage is currently set up as a workshop and has windows to the rear and side, plus power and lighting.

Set in the most idyllic rural location, Yew Tree Cottage represents a fantastic opportunity to acquire a charming late Georgian family home offering flexible, beautifully presented accommodation and a peaceful, beautifully established garden setting.

## Additional Details

Tenure: Freehold

Council Tax Band: F

Services: Mains water and private drainage, electricity, and gas central heating.



GROUND FLOOR  
890 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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