



Guide Price £475,000

1 HILL FARM COTTAGES, CARPENTERS ROAD, ST HELENS, PO33 1YN

 **Seafields**

## CHARMING COTTAGE WITHIN SUPERB LARGE GARDENS & WOODLAND!

A most attractive, extended semi-detached PERIOD COTTAGE surrounded by countryside yet a short distance away from St Helens and Bembridge village amenities, restaurants, public house, wonderful beaches, sailing clubs and primary schools. Having been newly decorated and carpeted, the property offers ample character throughout, the accommodation including an attractive, cosy sitting room with log burner, separate dual aspect kitchen/dining room, superbly proportioned sun/family room, 3 BEDROOMS, 2 bath/shower rooms and 3 wc's. One of the main features of the property is the fabulous surprisingly large garden (approximately a third of an acre) including large patio with the rest being mainly laid to lawn, plus a deep wooded area. Within the grounds are 4 large workshop/outhouses (2 including power and light) plus a private gravelled driveway providing ample CAR/BOAT PARKING SPACE (with double gates giving access to secure parking). Other bonuses are gas central heating, double glazing and wonderful FAR REACHING VIEWS across the neighbouring countryside. For those seeking a rural home which is also close to the coast and a short drive to Ryde with its schools, amenities and mainland ferry links, this delightful residence should be seen without delay.

### ACCOMMODATION:

Solid entrance door to:

### PORCH:

5'0 x 4'3 (1.52m x 1.30m)

Arched window to front. Cupboard. Flagstone flooring. Door to:

### SITTING ROOM:

18'9 x 13'9 (5.72m x 4.19m)

A very charming sitting room with double glazed windows to front and side. Carpeted flooring.

Fireplace. Radiator. Door to and 2 steps up to:

### OPEN PLAN KITCHEN/DINER:

19'9 x 12'10 (6.02m x 3.91m)

A lovely open-plan dual aspect room comprising:

### Dining Area:

12'10 x 10'1 (3.91m x 3.07m)

Feature cast iron fireplace with painted wooden surround. Built-in dressers with cupboards above. Window to front. Radiator. Open aspect into:

### Kitchen:

12'10 x 9'1 (3.91m x 2.77m)

Fitted kitchen comprising a range of cupboard and drawer units with contrasting solid wood worksurfaces over. Tiled splashbacks. 'Belfast' sink with mixer tap. Freestanding electric Aga with stainless steel extractor hood over. Space and plumbing for dishwasher and fridge/freezer. Timber flooring. Recessed downlighters. Carpeted stairs to first floor. Opening to:

### LOBBY:

5'11 x 3'10 (1.80m x 1.17m)

Continuation for wood flooring. Radiator. Cupboard housing Worcester gas boiler. Doors to:

### BATHROOM:

8'3 x 5'10 (2.51m x 1.78m)

White suite comprising a wood panelled bath with mixer shower over, mixer tap with additional shower head attachment and glass shower screen; pedestal wash hand basin; and low level w.c. Clothes pulley. Heated towel rail. Window to side.

### SUN ROOM:

14'7 x 13'6 (4.45m x 4.11m)

A spacious and bright sun/family room with timber flooring. Skylight windows x 2. Wood framed double glazed windows to side and rear with a wonderful outlook across the private gardens. French double doors opening to garden. Built-in cupboards with worksurfaces over and concealed washing machine below. Exposed brick wall. Recessed downlighters. Radiator.

### FIRST FLOOR LANDING:

Carpeted flooring. Access to loft. Doors to:

### SEPARATE W.C.:

6'0 x 2'9 (1.83m x 0.84m)

White suite comprising a vanity wash hand basin and low level w.c. Door to over-stairs storage cupboard.

Extractor fan. Non-slip vinyl flooring.

### BEDROOM 1:

15'4 x 13'9 max (4.67m x 4.19m max)

Large dual aspect carpeted double bedroom. Wood framed double glazed window to side x 2 and front offering outstanding rural views. Extensive range of wardrobes/cupboards. Recessed downlighters. Radiator. Door to:

### ENSUITE SHOWER ROOM:

13'0 x 3'11 max (3.96m x 1.19m max)

Suite comprising a double shower cubicle with mixer shower; open vanity unit with inset wash hand basin; low level w.c. Shaver light. Heated towel rail. Vinyl flooring. Double glazed window to rear. Recessed downlighters.

### BEDROOM 2:

12'11 x 9'11 (3.94m x 3.02m)

Carpeted double bedroom with window to front offering more lovely countryside views. Recessed cupboard with shelving. Radiator.

### BEDROOM 3:

9'2 x 6'8 (2.79m x 2.03m)

Carpeted single bedroom with window to rear. Radiator.

### GARDENS:

The gardens are a particular feature of 1 Hill Farm Cottages - with the entire plot measuring up to approximately 1/3 acre. The extensive rear garden comprises a large patio area (perfect for al fresco dining) with the rest being mainly laid to lawn with fruit trees - plus a deep wooded area leading down to a little stream. There are 4 large sheds (2 with light and power). The property is 'dog safe' with fencing around the boundary, with gated access to the front driveway.

### PARKING:

A deep and wide gravelled private driveway offers ample car/boat parking and turning space.

### FURTHER INFORMATION:

Tenure: Freehold

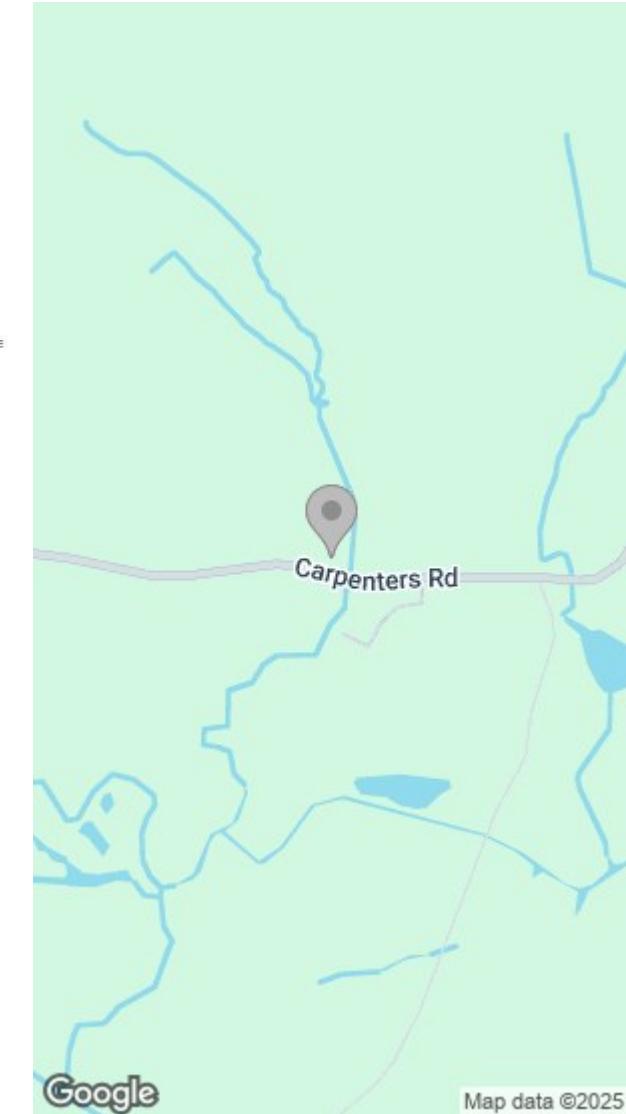
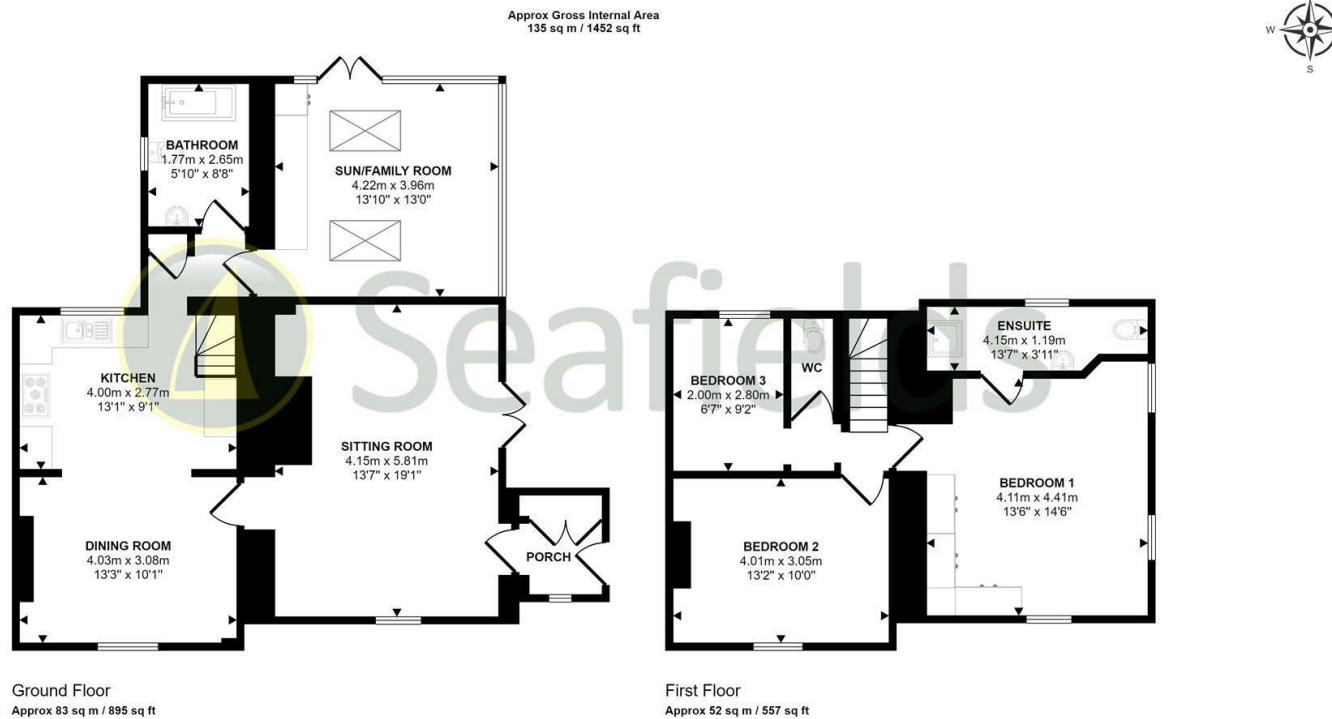
Council Tax Band: B

Energy Performance Rating: B

Septic Tank drainage: Shared between 1 and 2 Hill Farm Cottages

### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		100
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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