



PROUDLY PRESENT FOR SALE

Witches Cottage

11 High Street, Wootton Bridge, Isle of Wight PO33 4PF



£275,000
FREEHOLD



Tucked away in the heart of Wootton Bridge, Witches Cottage is a charming, detached home full of character, with flexible accommodation offering either one or two bedrooms, a secluded garden and private parking.

- Charming period cottage
- Many original features and new upgrades
- Double glazed windows throughout
- Private parking for two vehicles
- Moments from town and mainland ferry links
- Detached property with flexible accommodation
- Three reception rooms
- Enclosed, mature gardens
- Sought after location – secluded and convenient
- An absolute must to view

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Witches Cottage retains all of the charm of a period bijoux home and has been sympathetically brought up to date by the current owners to provide comfortable, stylish accommodation which is wonderfully characterful. From the beamed ceilings and original carpentry to the beautiful Aga in the kitchen, there is a feeling of magical enchantment throughout.

The location of the cottage is both secluded and extremely convenient. Ferry links to the mainland are just a stone's throw away at Fishbourne, as is the spectacular coastline of the north Wight. Bustling Wootton village, which is right on the doorstep, has many amenities, including a hotel and spa, a mini-supermarket, a veterinary and a dental practise. The market town of Newport with all of its amenities and the popular town of Ryde, with well-regarded schools, fabulous sandy beaches and Victorian esplanade, and boutique shops and restaurants, are all just a short drive away.

Accommodation comprises on the ground floor of a welcoming entrance hall, lounge, dining room, snug, kitchen and family bathroom, with a double bedroom, dressing room and cloakroom on the first floor. With three reception rooms, the accommodation can be easily configured to provide a second bedroom on the ground floor. Outside there is private parking, a mature front garden and a picturesque rear garden with a terrace.

Welcome to Witches Cottage

Approaching from Wootton High Street, a lane leads to the cottage, with private parking for two vehicles. A characterful path leads past an old well and between mature borders to a front gate, which then continues on through the garden to a beautiful hardwood front door.

Entrance Hall

extending to 9'11 (extending to 3.02m)

The welcoming entrance hall makes a perfect boot room and is plenty wide enough to accept furniture. The hall is finished in white, with a neutral vinyl floor and there is a radiator. There is access to a sizeable loft, which adds further potential to the cottage, and a door to the bathroom/utility, plus glazed French doors which lead into the snug.

Snug

In the heart of the home and full of character, the snug has period beams and a large brick fireplace, complete with oak mantle and a flagstone hearth, and an original airing cupboard to one side. New, wide-board timber flooring is a stylish feature. A window provides plenty of natural light, enhanced by the white décor. There is built in shelving and a radiator. A recently installed handcrafted staircase leads to the first floor and has lots of useful storage under, and a period door leads into the kitchen, with a glazed door leading into the lounge.

Kitchen

The period beams continue into the kitchen, which also benefits from a charming triple window which looks out from the front aspect. The kitchen is a useful mix of wall and floor standing units, finished in white with contrasting black roll edged worktops and country tile splashbacks. There are plenty of recessed spotlights in the kitchen, which combine with under-counter lights. A pale blue Aga adds to the character and creates a wonderful ambience. There is space and plumbing for a dishwasher, and space for an American style fridge freezer. A stainless-steel sink and drainer with a chrome mixer tap sits beneath the window. The kitchen is finished with a practical laminate flooring.

Lounge

11' x 8'10 (3.35m x 2.69m)

The lounge is a light, bright room, which benefits from large sliding doors to the terrace and garden beyond. A mix of characterful red brick and smooth white walls combine perfectly with the wide-board flooring that continues from the snug to create a fabulous ambience, and there is a radiator. An open doorway leads into the dining room.



Dining Room

11'2 x 9'5 (3.40m x 2.87m)

Another bright room, due to the white décor and twin aspect windows which provide views over the gardens. There are stylish twin pendants, a radiator beneath the window, and the flooring continues from the lounge.

Bathroom/Utility

9'3 x 6'8 (2.82m x 2.03m)

A pine panel door leads from the entrance hall into the spacious bathroom, which has an added benefit of a utility area/nook. The white walls are complemented by white sanitaryware and modern mosaic style vinyl flooring. A window faces the front of the property and has patterned glass for privacy. There is a generous corner shower, complete with deluge head, a white vanity unit with a contemporary chrome mixer tap and a matching low-level WC with dual flush, plus a radiator and a heated towel rail. An archway leads to the useful utility nook, which has space and plumbing for a washing machine, with worktop over and a small frosted glass window.

Stairs to First Floor

A new neutral carpet leads up the staircase, which has been beautifully made with a natural wood handrail and balustrade. A petite period door leads into the dressing room.

Dressing Room/Cloakroom

8'11 x 7'2 (2.72m x 2.18m)

The dressing area has a vaulted ceiling and a window looking over the front gardens, plus there is a radiator. The plush carpet continues from the stairs. Pine doors lead to the cloakroom and to the walk-in wardrobe. The newly fitted cloakroom has a modern low-level WC with dual flush and a lovely pedestal basin with a mixer tap, and also benefits from a bulkhead light. The walk-in wardrobe is also new and has plenty of space for clothes, with a combination of hanging space and shelving. Two steps lead up from the dressing room to a pine door which leads into the bedroom.

Bedroom

11'8 x 9'1 (3.56m x 2.77m)

The bedroom has a vaulted ceiling, with a Velux window combining with a window overlooking the back garden to fill the room with natural light. There is an exposed brick chimney, a radiator under the window and the carpet continues from the dressing room. The balustrade over the stairs adds to the feeling of space.

Outside

To the front, the gravel parking area has room for two cars and is surrounded by retaining walls made from sleepers. A beautiful tree adds interest and a mature hedge enhances the secluded feel of the cottage. The path slopes gently down to the front gate for easy access. A fence separates the front and rear gardens which adds further privacy. Lawns lead past the front door and on to the rear garden, which is mostly laid to lawn. A terrace spans the back of the home, with a useful side gate leading out on to the lane, and outside power socket, and with a picket fence surrounding. To the rear of the garden is a pond, surrounded by gravel and also a substantial shed. The mature trees, fences and copse that surround the garden make it an extremely private and peaceful space.

The character and charm, that can only be achieved by centuries of history, are a defining feature of this fabulous cottage and are now combined with modern upgrades which perfectly blend the old and new.

Additional Details

Tenure: Freehold

Council Tax Band: C

Services: Mains water, gas, electricity and drainage



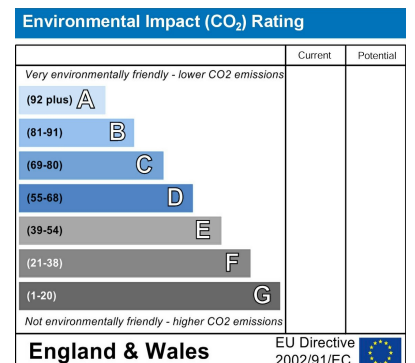
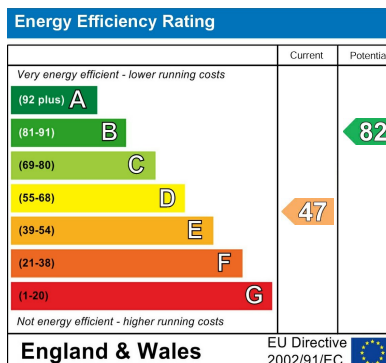
Ground Floor

Approx: 571 sq ft (53 sq m)



First Floor

Approx: 270 sq ft (25 sq m)



Agent Notes:

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