



**IVY COTTAGE**  
BRIGHSTONE, ISLE OF WIGHT

GUIDE PRICE  
£450,000



# IVY COTTAGE

## GAGGERHILL LANE

### BRIGHSTONE

#### ISLE OF WIGHT

#### PO30 4DX

**A DELIGHTFUL, DETACHED THREE BEDROOMED COTTAGE WITH PLEASANT SUNNY GARDEN, OFF ROAD PARKING AND GARAGE SITUATED WITHIN AN ELEVATED POSITION ALONG THIS QUIET UNMADE ROAD ON THE VILLAGE OUTSKIRTS.**

The original cottage dates back to the mid 1800's and was later extended in the 1950's to create larger more comfortable accommodation and to connect with the sunny garden to the front. The rooms are decorated in soft neutral colours to suit the style and comprise of a dining room with a serving hatch connecting to the well fitted kitchen which links to a breakfast room/study and continuing through to a utility room/cloakroom. The bright living room enjoys exposed beams, a central brick fireplace housing a log burning stove, French doors to the garden and bi-fold doors that open into a conservatory to the side of the cottage, also with French doors leading out. There are three characterful double bedrooms and a bathroom on the first floor leading off the split level landing. The cottage is double glazed and is warmed via a Calor gas central heating system. The Photovoltaic panels not only reduce running costs they bring in an annual income.

Gaggerhill Lane is a turning off Hunnyhill towards the outskirts of the village, the property can be found a couple of hundred yards on the right hand side. Brighstone is a thriving village with good facilities including a general store with post office, newsagent/cafe, public house, community library, doctors surgery, primary school and two churches. There are local footpaths and bridleways around the village providing access to miles of downland and coastal walks. Within a mile there is a local beach at Chilton Chine and also access along the Military Road to several other beaches along the South Western coastline of the Island.

**PORCH** Located on the side of the property and opening into the hallway.

**DINING ROOM** 11' 10"max x 11' 0" (3.617m x 3.374m)  
With serving hatch to the kitchen and a feature electric fire set within a modern surround.

**LIVING ROOM** 14' 8" x 11' 10"max (4.484m x 3.617m)  
A bright room with exposed beams and a brick fireplace housing a Charnwood log burning stove. French doors lead out to the sunny garden and bi-fold doors connect to:

**CONSERVATORY** 9' 6" x 8' 9" (2.909m x 2.692m) A well appointed addition with French doors to the side garden.

**KITCHEN** 13' 8" x 7' 11" (4.180m x 2.425m) Fitted with a good combination of cupboards and drawers with ample work surface over incorporating a 1 ¾ stainless steel sink. Integrated appliances include a dishwasher, fridge/freezer, microwave, electric oven and a ceramic hob with extractor canopy over. Alongside the serving hatch to the dining room is a very useful built in storage cupboard.

**BREAKFAST ROOM / STUDY** 9' 3" x 8' 8" (2.825m x 2.648m) A versatile room which also connects to the garden through French Doors.

**UTILITY ROOM / CLOAKROOM** 14' 6" x 3' 9" (4.443m x 1.147m) A combined room with plumbing for washing machine, wall mounted Calor gas boiler, WC and pedestal wash basin.





**FIRST FLOOR** Split level landing with built in linen cupboard.

**BEDROOM 1** 11' 1" x 10' 11" (3.392m x 3.344m) A double bedroom with built in wardrobe.

**BEDROOM 2** 13' 9" x 7' 10" (4.193m x 2.412m) A double bedroom with characterful sloping ceilings.

**BEDROOM 3** 11' 10" x 8' 8" (3.607m x 2.662m) A smaller double bedroom with loft hatch.

**BATHROOM** 7' 7" x 5' 7" (2.316m x 1.716m) Bath with shower mixer taps and glass side screen, WC, pedestal wash basin and heated towel ladder.

**OUTSIDE** To the front of the property a hard standing provides parking for two vehicles as well as a detached garage 26' 0" x 8' 4" (7.92m x 2.54m) with power and light. Steps rise to the wooden gated access to the front garden which is mainly laid to lawn with mature flower and shrub beds, large gravel border, paved area with timber shed and a delightful fish pond. A pathway sweeps through the garden to the side entrance porch.

**COUNCIL TAX BAND - E**

**EPC RATING - F**



**VIEWINGS** All viewings will be strictly by prior appointment with the selling agent Spence Willard.



GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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 illustrative purposes 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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