

SPENCE WILLARD



4 Rowlands Lane, Havenstreet, Isle of Wight

A unique opportunity to purchase two Victorian cottages, linked into one home but retaining two separate staircases, a superb wrap around garden and wonderful open views both front and rear

VIEWING:

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Now used as a detached dwelling, this home occupies a perfect country setting with superb views over open fields. The property offers 5 bedrooms on the first floor and has two spacious reception rooms on the ground floor, with a long galley kitchen dining room and both a bathroom and shower room.

The property sits within its large plot, provided with extensive parking and the opportunity to reinstate a second driveway if needed. The entrance porches to each cottage have been left in situ, allowing a buyer to utilize the two homes independently if required.

The cottages were originally built as farm workers cottages, with three bedrooms and sizable gardens, so therefore now provide a wonderful, detached home with a breathtaking rural outlook and extensive gardens that envelop the property.

The location provides easy access by vehicle to both the capital town of Newport and Ryde, with its fast and car ferry links to the mainland. Havenstreet boasts rolling fields and woodland, and the existing steam railway, which can be seen meandering along the track, winding through the countryside from the front of the house.

Occupied for over 20 years by the current owners, the home would benefit from some upgrading works, to its kitchen and bathrooms, but offers a unique opportunity to its new owner to create the perfect residence in a beautiful setting on the island.

ENTRANCE LOBBY A nice light entrance vestibule with space for coats and boots.

SITTING ROOM Offering a taste of the superb country outlook from its wooden framed double-glazed windows. Fitted with a wood burner that warms the radiators and hot water for the property.



KITCHEN A long galley style kitchen created from the two original cottages, with a range of base and wall units and UPVC windows overlooking the garden.

SNUG A spacious room originally the sitting room of the second cottage. A decorative Victorian fireplace provides an open grate. Wooden framed double-glazed window to country views.

REAR LOBBY Leading to bathroom with UPVC door out to garden.

BATHROOM With white enamel bath, wc and wash hand basin.

SECOND REAR LOBBY Again with UPVC door to rear garden and door off to shower room.

SHOWER ROOM With shower cubicle, wc and wash hand basin.

FIRST FLOOR

Accessed from the staircase to the north end of the home.

PRINCIPLE BEDROOM A large dual aspect room with wonderful open views from the wooden framed double-glazed windows.

BEDROOM 5 UPVC window overlooking rear garden. With cupboard housing immersion tank. Currently used as a home office.

BEDROOM 2 Offering open views, from the wooden framed double-glazed window. A good-sized double bedroom.

BEDROOM 4 Used as a handy hobby room by the current owners, with fitted wardrobes and UPVC window to rear.

BEDROOM 3 A dual aspect double room with open views to the South. Stairs lead back from here to the Southern end of the home.

OUTSIDE

A large parking bay for numerous vehicles sits recessed from the road. Fencing encloses the lawned garden which offers an abundance of mature shrubs and trees and various well stocked borders. A large patio sits off the southern elevation of the home with a wrap around deck at the rear. Two pitched roof stores sit at the back of the home, currently used for storage and as workshop space.

POSTCODE PO33 4DE

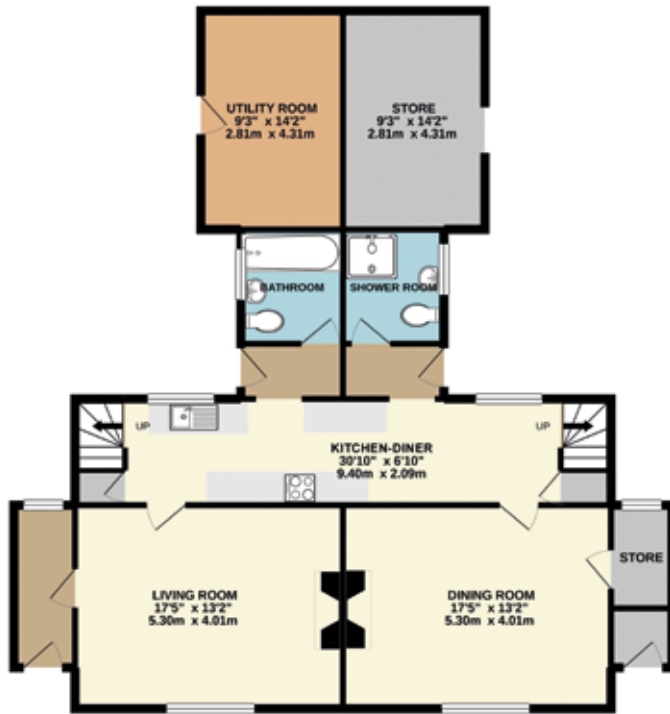
EPC Rating E

SERVICES Mains water, two separate electric meters. Private drainage shared by the two cottages.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard, Waterside House, 72a High St, Cowes, PO31 7RE.



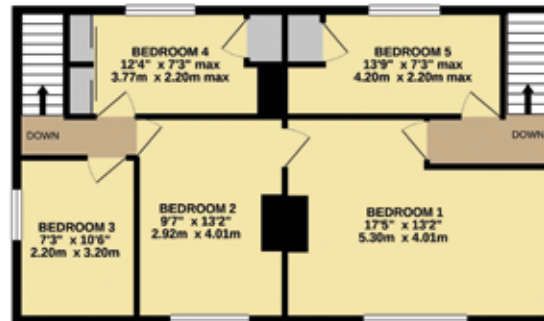
APPROXIMATE GROSS INTERNAL AREA
1,849 sq ft / 171.8v sq m



GROUND FLOOR



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



FIRST FLOOR



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