



**ST CATHERINES COTTAGE**  
UPPER GREEN ROAD, ST HELENS, ISLE OF WIGHT



**A BEAUTIFULLY REFURBISHED PERIOD COTTAGE WITH STUNNING GARDENS AND VIEWS TO THE SOLENT, IN AN IDYLIC SITUATION JUST OFF THE VILLAGE GREEN AT ST HELENS AND A SHORT WALK TO THE BEACH**

This beautifully presented family home constructed in circa 1800 from island stone cottage now provides a modern living space with exceptionally well appointed interiors and gardens. St Catherines Cottage boasts a comfortable arrangement of open plan reception space in addition to four bedrooms, two bathrooms and a well-equipped garden room providing space for a workshop, studio or ancillary accommodation. The cottage sits within immaculately landscaped gardens giving a vibrant backdrop to a range of idyllic spots for relaxing in the private gardens or outdoor entertaining. Renovations compliment the character of the original house with its cream rendered elevation beneath a slate tile roof while inside there is a range of exceptional and high specification finishes including double glazed timber windows and doors throughout, a particularly stylish kitchen and bathrooms, flooring, open fireplaces and exposed stone walls.



Ideally situated in the village centre and only a short walk down to the harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has a village shop, two restaurants and a pub, together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as several good beaches, including Bembridge and around Priory Bay.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE** Glazed entrance porch with pitched roof and coir matt flooring giving plenty of space for boots and hanging coats.

**OPEN PLAN KITCHEN/DINING ROOM** An attractive room with a range of modern timber fronted units incorporating full height larder cupboards, integrated fridge/freezer and Meile dishwasher. Space and plumbing for a washing machine and a further range of pull-out pan and cutlery drawers. There is a pew style bench seating in the dining area with pendant lighting over and a seating or study area off to one side. Engineered oak wood flooring runs throughout the property. French doors leading to the garden.





**DOWNSTAIRS W.C./CLOAKROOM** With butler sink inset within a stone top, towel radiator and W.C. tongue and groove clad walls to mid height and wall-mounted Valliant boiler.

**SNUG** A room of excellent proportions off the open plan area, with open fireplace and exposed stone walls and window to the front.

**SITTING ROOM** A substantial room with log burning 'Fire belly' stove set raised upon a flagged stone path on an exposed stone wall. French doors leading to the garden.

### **FIRST FLOOR**

Stairs rise to a large landing with natural sisal carpet. The first floor comprises **THREE GENEROUS DOUBLE BEDROOMS** and **ONE SINGLE**, two of which enjoy spectacular views of Bembridge Harbour entrance and surrounding beaches, as well as Culver Down in the distance. The **PRINCIPAL BEDROOM** is a large suite incorporating fitted wardrobes and a dual aspect view along with a particularly well-appointed **ENSUITE SHOWER ROOM**, incorporating a large shower, vanity unit wash basin upon a stone top, heated towel rail and W.C.

The **LOFT** is accessed via a hatch in bedroom 4.

**FAMILY BATHROOM** Is of a high specification finish with freestanding roll top bath set in front of an exposed stone wall with concealed cistern W.C. heated towel rail, vanity unit wash basin on a tongue and groove clad stone topped cabinet.

### **OUTSIDE**

The gardens of St Catherines Cottage are a particular feature, having been designed, landscaped and maintained beautifully providing a wonderful outlook from the property in all directions. The gardens are particularly private providing several areas for enjoying the property with a raised flagstone arbour with lead pitched roof adorned with climbing Jasmine. To the rear of the garden is a pergola with climbing rose and grapevine and the borders are filled with herbaceous shrubs giving a Mediterranean feel with a light southerly aspect. To one side of the cottage there is a gravelled parking area with space for several cars and a mature Yew hedge borders the property on two sides with a beautifully enclosed garden to one side. A gravelled path links the flagstone terrace of either side of the property with raised and well stocked planters offering glorious colour and interest throughout the year.



**GARDEN ROOM** This useful structure is fully insulated with lighting, power and its own gas fired heating system and is finished to a similar standard as the house. With the potential to offer ancillary accommodation it could also offer a perfect space for a study/workshop or summer house.

**SERVICES**

Mains electricity, water and drainage. Heating is provided by gas fired boiler with unvented cylinder and delivered via radiators. The garden room has its own heating system but shares water and electrics from the house. There is an underground rainwater reservoir and pump with the purpose of reusing collected rainwater to irrigate the gardens and water the flowers and plants.

**TENURE** The property is offered freehold.

**EPC RATING** D

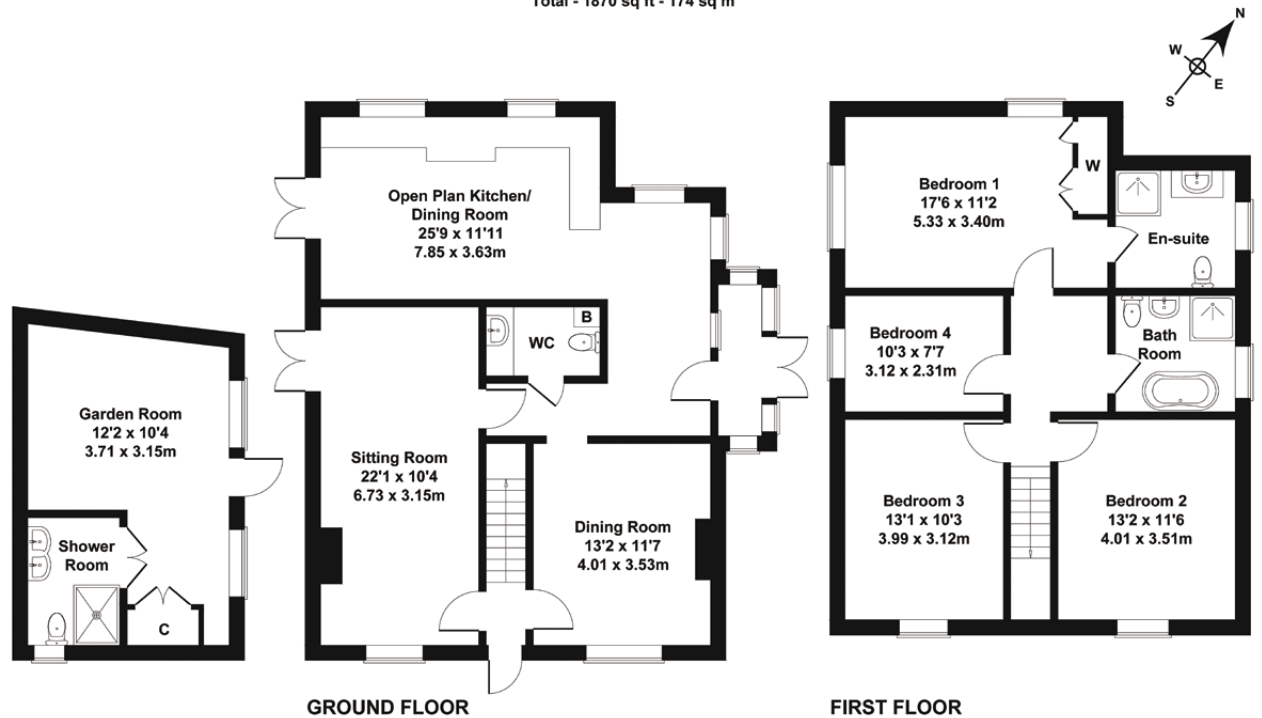
**POSTCODE** PO33 1XP

**VIEWINGS** Strictly by prior arrangement with the sole selling agents Spence Willard



**St Catherines Cottage**

Approximate Gross Internal Area  
 Main House - 1604 sq ft - 149 sq m  
 Garden Room - 266 sq ft - 25 sq m  
 Total - 1870 sq ft - 174 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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