

SPENCE WILLARD



Rose Cottage & Pool Cottage, Thorncross, Brighstone, Isle of Wight

# *A pair of semi-detached period cottages occupying an idyllic rural location close to the south western coast of the Island, for sale individually or as a pair.*

VIEWING:

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Situated in a particularly tranquil small hamlet with panoramic views and being within an Area of Outstanding Natural Beauty, there are excellent walks and bike rides through the surrounding countryside including towards the beach of Brighstone Bay. The Isle of Wight Cycle Route passes through Thorncross leading to a network of country lanes. The nearby popular village of Brighstone (around 1 mile distant) has good local facilities including a shop, newsagents, primary school and doctor's surgery as well as a popular tennis club. There is excellent access from the property to a number of beaches along the south-western coast of the Island as well as glorious downland to the north.

This pair of 17th Century cottages were extensively refurbished in around 1998 and have been subsequently holiday let. A range of period features remain, including impressive period beams and attractive period fireplace with a bread oven within Pool Cottage. Each cottage has gated access to a separate parking area and a largely west facing garden with large terraces and a principally lawned garden extending to the field to the rear, where there is the option of purchasing some additional land, (of about quarter of an acre behind each cottage).

## **ROSE COTTAGE**

Forming the southern side of the pair and comprising:

### **GROUND FLOOR**

**ENTRANCE PORCH** leading to **INNER LOBBY** with flagstone floor. Coat hooks.

**LIVING ROOM** A hugely characterful room with windows to two aspects including a window seat to the front elevation from which panoramic country views can be enjoyed. Beamed ceiling and an attractive fireplace housing a wood burning stove with brick hearth, and ancient timber over. Staircase to first floor with understairs cupboard.

**KITCHEN/BREAKFAST ROOM** Overlooking the rear garden and countryside beyond. Fitted with a range of base and wall cupboards with work surfaces, stainless steel sink unit with drainer, integrated oven with four ring electric hob and extractor over with space for a slimline dishwasher, washing machine, fridge and freezer. Part glazed door to Side Porch providing access to the adjoining terrace and garden.

**UTILITY AREA** Housing oil-fired boiler with slatted shelving above.

**BATHROOM** Bath with separate shower over and tiled surround. Wash basin and WC.

### **FIRST FLOOR**

A large bedroom with original exposed timbers and a sealed period fireplace with brick hearth and ancient timber above. Southerly country views. Wooden floorboards.

### **OUTSIDE**

A gated gravel driveway leads to a parking space whilst a low stone wall runs the majority of the boundary with the lane enclosing a largely lawned garden extending up to a hedge backing onto a field. An extensive terrace adjoins the southern and western elevations whilst immediately to the front of the property there is a further terrace from which the views can be enjoyed, as well as a pedestrian gate with a stone path leading to the front door.

**NOTE** It is understood that there was formerly an opening adjacent to the entrance lobby into Pool Cottage which could easily be recreated.





Pool Cottage



Pool Cottage



Pool Cottage

## POOL COTTAGE

**GROUND FLOOR** Porch leading to **ENTRANCE LOBBY** with flagstone floor.

**SITTING ROOM** A nicely proportioned room with exposed timbers and a particularly impressive original Inglenook fireplace incorporating a bread oven and a stone hearth. Both windows to the front elevation include window seats from which the country views can be enjoyed. Understairs cupboard.

**DINING ROOM** A dual aspect room with country views and beams to the ceiling.

**KITCHEN/BREAKFAST ROOM** Fitted with a good range of built-in cupboards with worksurfaces, stainless steel sink unit with drainer and integral oven with four ring electric hob and extractor over. Space for slimline dishwasher, fridge, freezer and washing machine. Westerly views over the garden and countryside beyond. A part-glazed door leads to a side porch, ideal for boots.

**UTILITY SPACE** Housing Eurostar oil fired boiler with slatted shelving above and with coat hooks.

**BATHROOM** Bath with tiled surround and separate shower over, wash basin and WC.

## FIRST FLOOR

### LANDING

**BEDROOM 1** A characterful and good sized room with sloping ceilings, wooden floorboards and country views. Wash basin with built in cupboard beneath.

**BEDROOM 3/STUDY** A single bedroom with easterly country views and wooden floorboards also providing access to:

**BEDROOM 2** A dual aspect double bedroom with period fireplace and windows to two aspects providing panoramic country views to the east and downland to the north.

**SEPARATE WC** With wash basin.

**OUTSIDE** A pair of five bar gates open to a gravelled driveway with principally lawned garden extending to the hedge to the rear, backing onto fields. There is an extensive paved terrace running around the side and rear of the cottage whilst immediately to the front is a low stone wall enclosing a well-stocked border with pedestrian gate opening to a stone path leading to the front door with a largely gravelled terrace running along the front elevation with a seating area for enjoying the expansive country views.

There is the option of purchasing additional land to the rear (approx. 0.27 acre behind Rose Cottage and 0.25 an acre behind Pool Cottage).

**SERVICES** Both Rose Cottage and Pool Cottage are served by mains electricity and water (with separate meters). The cottages share a private drainage system. There are separate oil-fired central heating systems and telephone lines to each cottage.

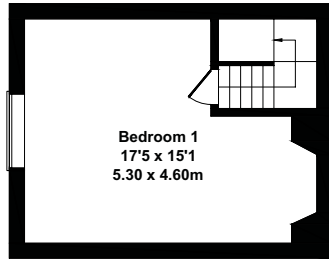
**POSTCODE** PO30 4PN

**EPC** Rating D for both cottages.

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

### Rose Cottage, P030 4PN

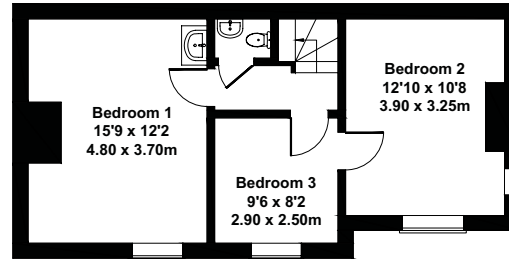
Approximate Gross Internal Area  
786 sq ft - 73 sq m



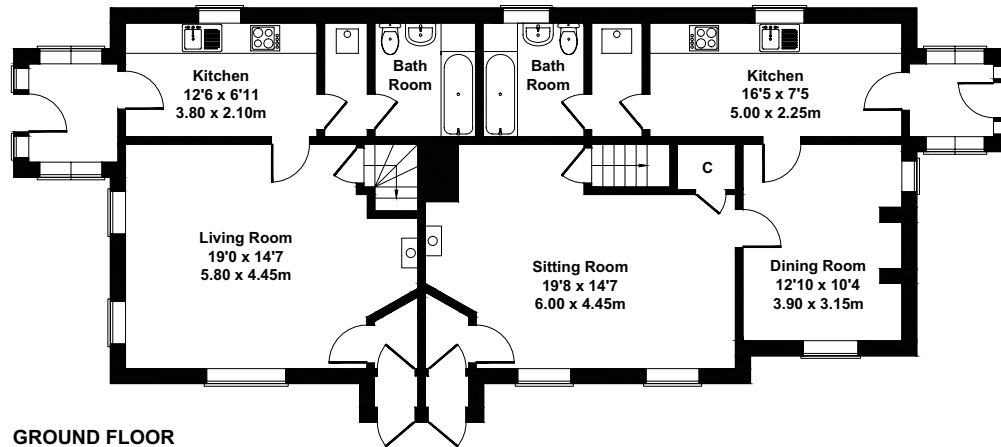
FIRST FLOOR

### Pool Cottage, P030 4PN

Approximate Gross Internal Area  
1119 sq ft - 104 sq m



FIRST FLOOR



GROUND FLOOR

**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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