



3 BRICKFIELD COTTAGES

3 Brickfield Cottages, East Cowes Road, Whippingham, Isle of Wight, PO32 6NH



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GUIDE PRICE: £395,000

A unique 2 bedroom end terraced Grade II listed cottage, with separate outbuilding and parking.

3 BRICKFIELD COTTAGES

3 Brickfield Cottages is a delightful Grade II listed end terrace cottage. Set in a semi-rural location, this 2-bedroom property has been extensively refurbished and oozes charm and comfort. Formally part of the Osbourne House estate, the row of cottages were built by Prince Albert for the managers of the estate.

Accessed off East Cowes Road, 3 Brickfield Cottages benefits from easy mainland access via East Cowes Car Ferry as well as being in close proximity to Newport Town. The property is approached via its own gravel driveway from the road and has ample parking for a number of cars. Entering the property you are welcomed into the bright and airy conservatory, which captures plenty of sunlight and has access to the side of the house onto the gravel pathway leading to the garden and workshop. From this room, you enter the kitchen which benefits from built in appliances and larder. The recently modernised kitchen leads through to the lounge, offering dual aspect windows overlooking the garden and features a wonderful fireplace. Up the staircase continues to two double bedrooms, the smaller double bedroom offers views across the garden, with the larger bedroom boasting dual aspect windows with extending garden views. In all, the property extends to about 0.15 acres.

In the last couple of years, a significant amount of improvements have been undertaken by the seller, including full redecoration internally and externally, secondary glazing installed throughout, full refurbishment of Amdega hardwood conservatory and full new gas central heating system.

Externally, the property comprises a useful outbuilding, currently used for storage but which may have potential for alternative uses such as an annexe or ancillary accommodation (STPP) as well as a separate sitting area, and garden.





FLOORPLAN
Not to scale



GROUND FLOOR



1ST FLOOR

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GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole. By private treaty.

Services

The cottage is connected to mains water, electric and drainage. The house is heated via a newly installed underground LPG Gas Tank.

Access

The cottage benefits from access directly via East Cowes Road onto a good sized gravel driveway.

Post Code

PO32 6NH

EPC

N/A

Tenure and Possession

Freehold with vacant possession.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Local Authority

Isle of Wight Council, 01983 821 000 iwight.com

Wayleaves, Easements & Rights of Way

The benefit of all existing wayleaves and easements, if any, relating to the land will transfer to the purchaser.

Viewings

Strictly by appointment with BCM only.

Council Tax Band

B

Fixtures and fittings

BCM will supply a list on request identifying clearly which items are included within the sale, which are excluded and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed in these particulars.

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Particulars prepared March 2023 and photos taken August 2022.



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