



ROSE COTTAGE
ROUD, ISLE OF WIGHT

GUIDE PRICE
£575,000



ROSE COTTAGE

ROUD

VENTNOR

ISLE OF WIGHT

PO38 3LH

AN ADORABLE THATCHED COTTAGE WITH GLORIOUS COUNTRY VIEWS BENEFITTING FROM A SEPARATE ANNEX, GINGERBREAD HOUSE, SWIMMING POOL, EXTENSIVE GARDENS AND PADDOCK IN A SIZEABLE PLOT OF APPROXIMATELY 2 ACRES LOCATED IN THIS PEACEFUL SOUTH WIGHT HAMLET.

The main house 'Rose Cottage' dates back to Georgian times and is full of character with exposed beams, wooden floors, cosy fireplaces and latch doors. It is approached from the gravel driveway along a winding brick pathway within the enclosed front garden with thatched, working well and through the porch into the living accommodation comprising of generous sized sitting room, dining room, kitchen breakfast room and study. There are also three bedrooms and a large attic room. The annex 'Rosebud Cottage' which was originally the forge has been converted to a comfortable open plan kitchen/living room, a double bedroom and shower room. The quaint Gingerbread House with wrap around terrace is perched next to the substantial pond with jetty and rowing boat set in an idyllic position amidst the mature garden.

Roud is an unspoilt rural Hamlet with direct access to country walks and just minutes away from the well known village of Godshill with a choice of restaurants, pubs and convenience store. The capital town of Newport is also just a short drive away.

PORCH With windows either side and original wooden door to:

DINING ROOM 14' 9"max x 12' 8" (4.507m x 3.867m) The heart of the house with all other rooms coming off and the stairs to the first floor supported by old boat masts. An exposed brick feature fireplace adds to the character with beamed ceilings and exposed wooden floors.

SITTING ROOM 13' 10"max x 12' 0" (4.230m x 3.666m) A superb dual aspect room with large inglenook fireplace housing a Clearview log burning stove on a flagstone hearth, once again with beamed ceiling.

KITCHEN/BREAKFAST ROOM 22' 9" x 8' 8" (6.941m x 2.667m) Fully fitted with country style units comprising off wall and floor standing cupboards with a roll top work surface over, inset 1½ bowl ceramic sink and glass fronted display units. A freestanding island has a breakfast bar over hang to one side and slide out baskets to the other. Various appliances include an integrated dishwasher, washing

machine and freestanding Rangemaster 6 burner range cooker with calor gas hob and electric ovens. An exposed brick fireplace is home to another Clearview log burner situated at the dining end of this very pleasant kitchen. Windows overlook the front, side and rear with a door onto the Indian sandstone patio enclosed by picket fencing.

STUDY 12' 11"max x 8' 5"max (3.942m x 2.584m) A versatile room as either a study or bedroom with French doors onto the patio to the rear and another door to the side.

CLOAKROOM WC and wall hung wash basin.

FIRST FLOOR

LANDING leading to all first floor rooms and door to **ATTIC ROOM** 22' 0" x 6' 4" (6.709m x 1.934m) approached by a wooden staircase, with good head height. A built in cupboard houses the hot water cylinder.





BEDROOM 1 14' 1"max x 12' 0" (4.309m x 3.672m) A double room with glorious country views, feature fireplace and large built in wardrobe cupboard.

BEDROOM 2 12' 10"max x 11' 8"max (3.916m x 3.563m) Another double room once again with country views.

BEDROOM 3 8' 4" x 6' 6" (2.565m x 2.003m) A lovely single room with views across the rear garden and swimming pool.

SHOWER ROOM A white suite comprising of corner shower cubicle with glass pivot door, WC, pedestal wash basin and heated towel rail.

ROSEBUD COTTAGE

LIVING ROOM/KITCHEN 19' 6"max x 18' 10"max (5.945m x 5.743m) Through the stable door into this delightful area with fitted cupboards and butler sink standing on brick pillars. There is a washing machine, tumble drier and a peninsular unit with freestanding calor gas cooker. The living room area has an exposed brick fireplace once again with a Clearview log burning stove.

BEDROOM 13' 11"max x 9' 9"max (4.261m x 2.977m) An ample double room overlooking the rear garden beyond.

SHOWER ROOM 8' 8" x 6' 8" (2.663m x 2.035m) With a tiled shower recess, corner vanity cupboard and inset wash basin, low level WC and wall mounted hot water tank.

GINGERBREAD HOUSE With wooden steps onto the terrace and through French doors into this charming little house with a living space of 9' 11" x 9' 1" (3.027m x 2.777m) with power, lights and windows to either side. A wooden ladder leads to loft room measuring 9' 5" x 5' 11" (2.881m x 1.810m).

OUTSIDE The grounds of this property which encompass the dwellings are mainly laid to lawn with mature planted borders and a variety of established trees. The swimming pool has a paved terrace and its own pool house with power and lights. There is a large wooden workshop again with power and light with a timber pump house adjoined to it. Adjacent to the kitchen exterior are a selection of log stores. As you meander through the garden, wide steps or a bridge or a slope lead to the pond area and onto a vast lawn with fun court for tennis or badminton. A separate paddock comes complete with further parking and a timber stable.

COUNCIL TAX BAND F

EPC RATING tbc

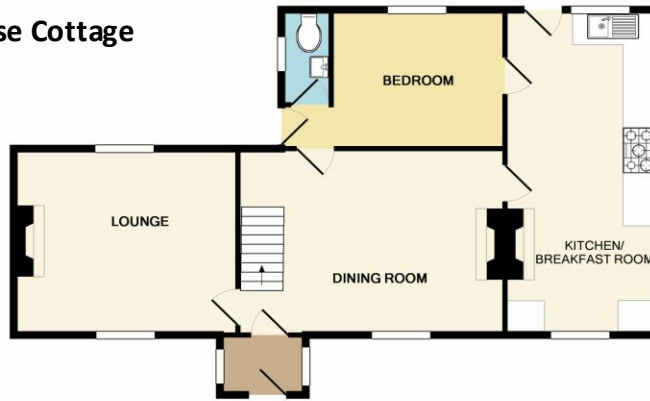


VIEWINGS

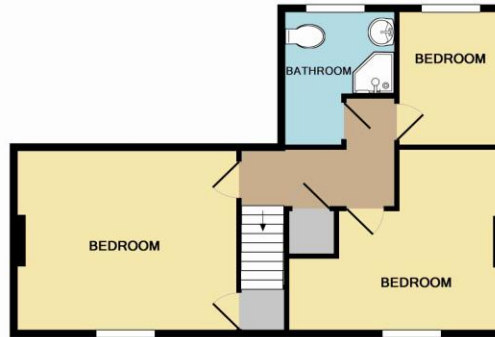
All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



Rose Cottage



GROUND FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(65.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.3 SQ.M.)

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Rosebud Cottage



TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)

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