



THE OLD NURSERY
ATHERFIELD GREEN, ISLE OF WIGHT

GUIDE PRICE
£750,000

spence
willard

THE OLD NURSERY

ATHERFIELD GREEN

VENTNOR

ISLE OF WIGHT

PO38 2LG

AN EXCEPTIONAL GRADE II LISTED, THATCHED COTTAGE STEEPED IN CHARACTER, NESTLED IN EXTENSIVE PARKLAND STYLE GARDENS AND BOASTING TWO SELF CONTAINED HOLIDAY COTTAGES, WITH AMPLE PARKING, PLEASANTLY LOCATED IN A TRANQUIL COUNTRYSIDE LOCATION ON THE SOUTHERN JURASSIC COASTLINE.

The Old Nursery is the quintessential English cottage which sits proudly within its plot showing whispers of its past with various fruit trees and other well tended shrubs. Whilst the cottage has an abundance of period features that one would expect, exposed beams, flagstone floors and inglenook fireplaces with Bressumer beams over there is panelling in the sitting room which has a history of its own, the wood panelling was preserved from the RMS Mauretania, a splendid Ocean liner which was the largest ship in the Cunard fleet in 1906. The cottage has generous sized, characterful living rooms and three double bedrooms complemented with the bathroom and claw footed, freestanding bath. Within the grounds the old barn has been sympathetically converted into two very tasteful, one bedroom holiday cottages 'Bluebell and Heather' which Generate a healthy income. A separate building has been converted into a handy laundry room which is easily accessed from the property.

Atherfield Green itself is a small Hamlet of period houses surrounded by stunning countryside, excellent for outdoor pursuits and is situated within an Area of Outstanding Natural Beauty. Local facilities are available in the neighbouring villages of Chale, Shorwell and Brighstone between them offering local stores, doctors surgery, primary schools and highly regarded gastro pubs.

ENTRANCE HALL Through the open stone porch and the solid oak door the quality and character becomes evident.

SITTING ROOM 19' 8" x 13' 1" (6,013m x 4,805m) A glorious triple aspect room, with stunning focal fireplace and log burner sat on original flagstone hearth.

DINING ROOM 15' 2" x 15' 0" (4,628m x 4,588m) A generous dining area with flagstone floor, once again with fireplace housing a log burner.

KITCHEN 18' 2" x 5' 10" (5,550m x 1,783m) A well formed cottage kitchen fitted with a good combination of wall and floor standing cupboards and drawers with roll top work surface over and ceramic sink. The kitchen comes equipped with freestanding electric cooker, extractor hood over and fridge/freezer. There is also the floor standing oil fired central heating boiler.

SHOWER ROOM Fitted with a modern white suite comprising of shower cubicle with Victorian style fittings, washstand with counter top wash basin and WC.

FIRST FLOOR

LANDING A intriguing landing with exposed brickwork chimney breast, beams and quaint bookcase built into the top of the stairwell.

BEDROOM 1 17' 4" x 7' 5" (5,285m x 2,285m) A charming double bedroom with sloping ceilings and exposed stonework, served with its own dressing room.

BEDROOM 2 20' 1" x 7' 11" (6,124m x 2,430m) A double bedroom once again with sloping ceilings and exposed stone wall.





BATHROOM 11' 1" x 5' 7" (3.380m x 1.712m) Fitted with a traditional style suite comprising of freestanding roll top bath, wash stand hand basin, low level WC and heated towel rail.

BEDROOM 3 16' 0" x 9' 5" (4.883m x 2.871m) Yet another character double bedroom.

OUTSIDE An ample gravel driveway with parking for several vehicles gives access to the carport with attached workshop and opens onto the extensive gardens with mature shrubs and trees. Winding pathways lead to all of the cottages and a delightful arbour with decked seating area. There a number of garden storage buildings neatly tucked behind the **LAUNDRY ROOM** which is a detached building fully equipped with washing machine, tumble drier and fitted larder cupboards.

COUNCIL TAX BAND F

SEPARATE SELF CONTAINED HOLIDAY COTTAGES:-

BLUEBELL COTTAGE

OPEN PLAN LIVING AREA 17' 9"max x 16' 4"max (5.425m x 4.996m) An 'L' shape room combining the living/dining room with the well fitted kitchen incorporating electric oven, ceramic hob, extractor hood and freestanding fridge. Outside there is a private patio area.

BEDROOM 12' 2" x 9' 4" (3.725m x 2.857m) A charming double bedroom with an ensuite fitted with modern suite comprising of shower cubicle, vanity unit with inset wash basin and WC.

HEATHER COTTAGE

OPEN PLAN LIVING AREA 17' 5"max x 15' 8"max (5.319m x 4.799m) An 'L' shape room combining the living/dining room with the well fitted kitchen incorporating electric oven, ceramic hob, extractor hood and freestanding fridge. Outside there is a private patio area.

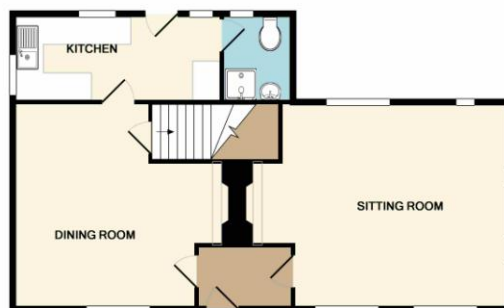
BEDROOM 12' 1" x 9' 3" (3.690m x 2.837m) A charming double room with ensuite shower cubicle, vanity unit with inset wash basin and WC.

EPC RATING

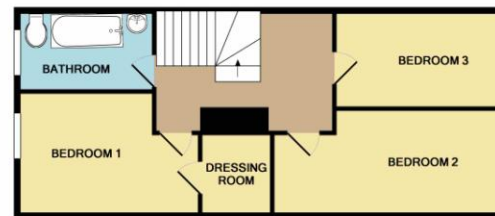
Bluebell Cottage - E
Heather Cottage - E



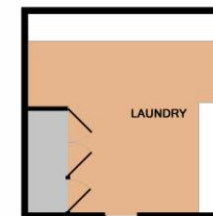
VIEWINGS All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



GROUND FLOOR

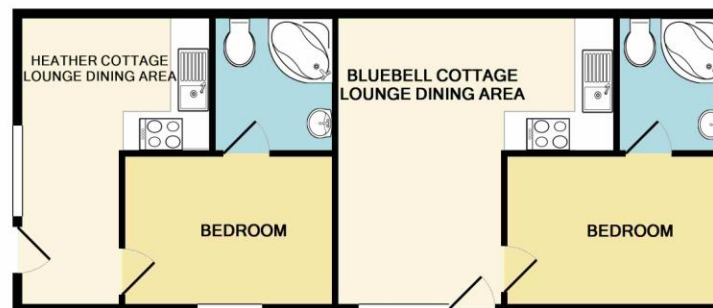


1ST FLOOR



LAUNDRY ROOM

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