



PACKHORSE COTTAGE
NITON ROAD, ROOKLEY, ISLE OF WIGHT



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ISLE OF WIGHT

**LARGE CHARACTER HOME WITH ONE
BEDROOM SELF-CONTAINED APARTMENT,
OFFERING BEAUTIFUL FAR REACHING
COUNTRY VIEWS.**

An attractive stone cottage thought to date back to the 17th century, located on the fringe of the well-appointed village of Rookley boasting beautiful views across the open countryside protected within an area of outstanding natural beauty.

The property occupies a large plot with a gated driveway, providing extensive parking alongside a large detached open barn with space for further vehicles or potential to develop subject to planning.

The home benefits from a self-contained one-bedroom apartment, on the first floor, which offers beautiful views across the open countryside at the rear. The apartment has provided a healthy income to its current owners but could offer possibilities for independent second generation living if required.

The main home is accessed through a pretty entrance porch and boot room, finished with an attractive tiled floor, ideal for dog walkers and children to leave muddy boots after a long walk in the local countryside. A spacious and well-equipped kitchen breakfast room grants space for a table with a lovely window seat, perfect to admire the views out over the garden. Adjacent to the kitchen is a very large utility room, which has also served as a gym for the current occupiers. From this room there is a lockable door that leads out to the entrance of the self-contained apartment.



The main house has three characterful reception rooms, all offering attractive fireplaces. Both the dining room and sitting room look out over the garden and the fields beyond and are delightful rooms in which to entertain. The snug grants a cozy room to curl up on a winter's day.

The first-floor accommodation comprises of four bedrooms, all served by a beautiful modern bathroom, with an attractive oversized free-standing bath. In addition, on the ground floor there is a modern shower room.

The gardens can be accessed from both the rear lobby and the sitting room, and lead out to a rear patio and a large expanse of lawn with mature natural boundaries, so as not to mask the admirable views, wherever you are in the home.

Rookley is a lovely village, close to the Island's capital of Newport, but also offering great access to beautiful footpaths and bridleways that extend out to both the west and south of the Island.

Any buyers seeking a home with character, spacious accommodation, and impressive views over the countryside, will be delighted with this superb dwelling.

POSTCODE PO38 3NU

EPC Rating F

SERVICES Mains water and electric. Private drainage with septic tank. LPG heating via tank.

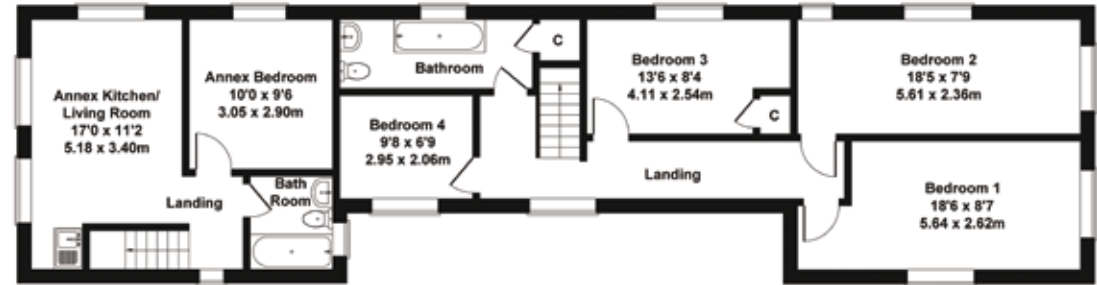
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



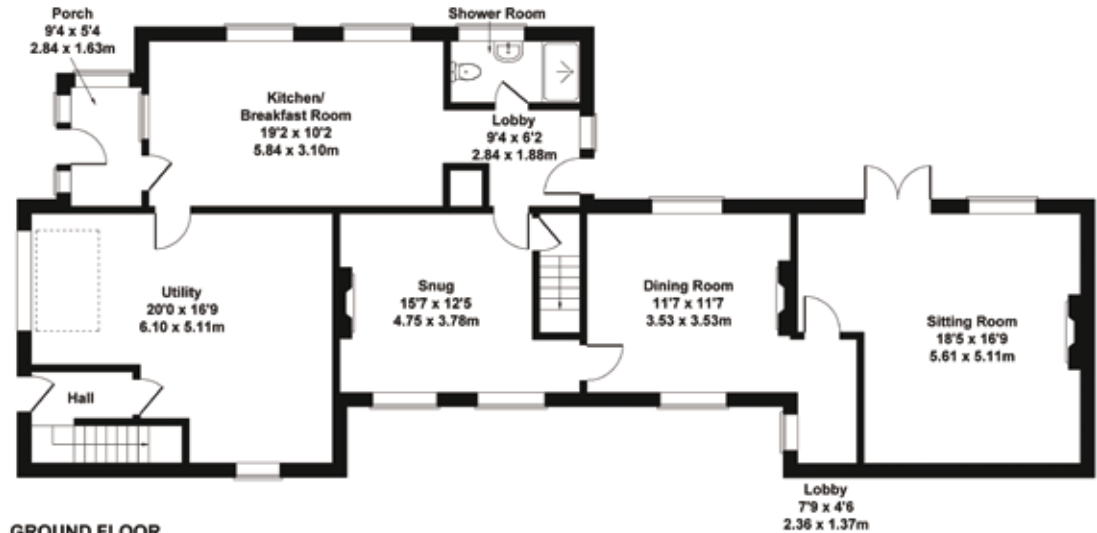


Packhorse Cottage

Approximate Gross Internal Area
2680 sq ft - 249 sq m



FIRST FLOOR



GROUND FLOOR

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