



VICTORIA COTTAGE

Norton Green, Freshwater, Isle of Wight, PO40 9RU







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A superb and recently renovated four bedroom detached home with a self-contained annex, wonderful garden, a number of characterful outbuildings, a large double garage set within half an acre.

Guide Price £895,000

MAIN HOUSE

Lounge | Kitchen/Diner with modern appliances and units
Utility | Master Bedroom with en-suite shower room
Two further double bedrooms | Large landing | Family bathroom

ANNEX

Kitchen | Lounge | Conservatory | 2nd bedroom
Master Bedroom with En-Suite Toilet

BUILDINGS

Store | Studio | The Man Cave | Double Garage | Greenhouse

GARDEN & GROUNDS

Vegetable Garden | Flower Beds | Lawns



SITUATION

Victoria Cottage is located in the hamlet of Norton Green, which is predominantly designated as a Conservation Area and is situated within a couple of minutes' drive of the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal. Approximately a mile away is the village of Freshwater with its range of local shops, services and amenities and access to several beaches, all within just a few minutes' drive making this property an attractive permanent or second home.

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Dating back to 1661 the original building was enlarged with an early Victorian addition in 1840; the cottage was once the local post office. Now fully renovated, the current owners have been sympathetic to the period feel by tastefully marrying modern styling to the existing character. The main part of the property has a well fitted and sizable kitchen/diner, a boot room with WC and a superb sitting room. In addition there is an ample master bedroom with an ensuite shower room, two further generous double bedrooms and an elegant family bathroom on

the first floor. The older and particularly characterful part of the cottage is currently used as a self-contained annex which consists of a study, utility room, garden room and a delightful snug with stairs off to the master double bedroom with cloakroom en suite.

Externally the property sits within a plot of half an acre and includes an array of wonderful flower beds in a good sized rear garden mostly laid to lawn with courtyard gravel area and 2 large apple trees. The majority of the planting areas are edged with reclaimed railway sleepers.

Victoria Cottage benefits from a number of useful outbuildings (some with retail planning use) including a large double garage which benefits from mains power and two double doors leading to the driveway (which can park several cars). The buildings within the garden include a greenhouse and stone barn currently used as storage but could make a wonderful holiday unit (subject to the relevant consents). Attached to the annex, there is a brick/stone building with double doors and another storage building with a pitched roof, concrete floor and characterful timber beams.

GENERAL REMARKS AND STIPULATIONS

SERVICES

The property has mains connections to gas, electricity, water and drainage

EPC

Rating D.

POSTCODE

PO40 9RU

COUNCIL TAX

Band F.





FIXTURES AND FITTINGS

BCM will supply a list of requests, 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 within these particulars.

VIEWINGS

Viewings strictly by appointment with BCM.

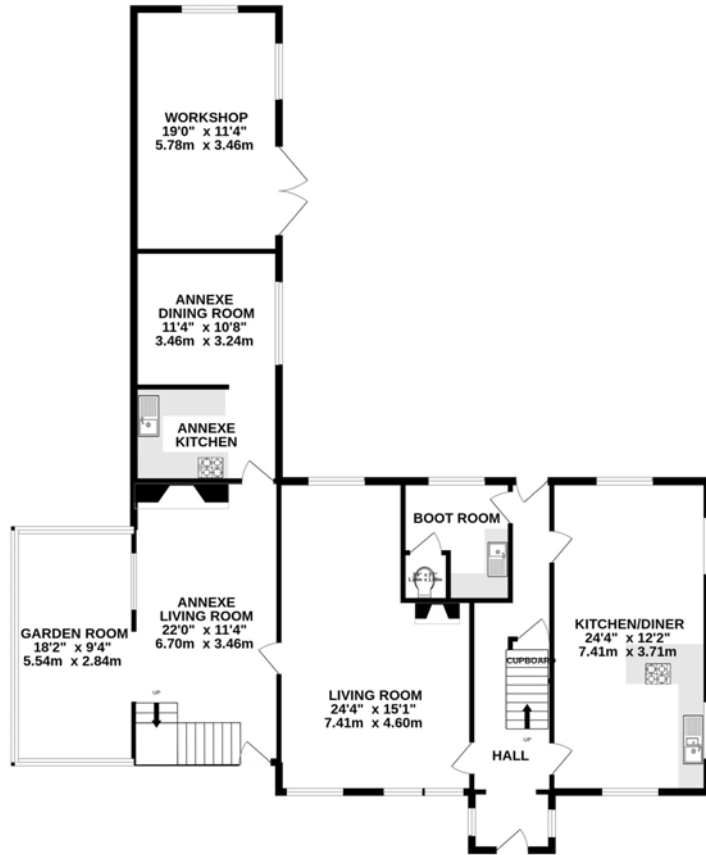
SELLING AGENT

BCM, Isle of Wight office
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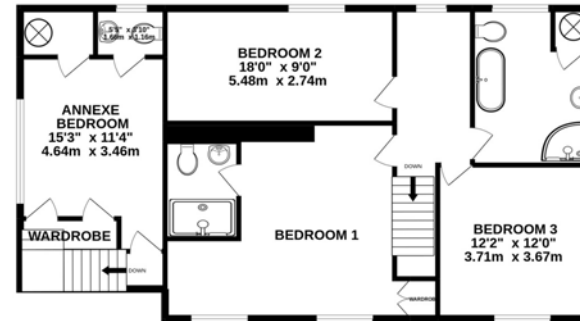
NB. These particulars are as at April 2022 and photos were taken April 2022.



GROUND FLOOR
1662 sq.ft. (154.4 sq.m.) approx.



1ST FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 2712 sq.ft. (251.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Victoria Cottage Norton Green FRESHWATER PO40 9RU	Energy rating D
Valid until 10 February 2030	Certificate number 0421-2855-7522-2500-7925

IMPORTANT NOTICE

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