

## Godshill, Ventnor, Isle of Wight



- Charming Thatched Cottage
- Central village location
- Off road parking
- Large level of land to the rear
- Property to obtain Residential Status & Planning Permission for Holiday Let



## About the property

A picturesque cottage set in the heart of Godshill High Street, this wonderful property is believed to date back to the 1600s. Offered to the market chain free with vacant possession, the property is a stunning piece of island history.

Sit amongst the tea rooms, independent shops and pubs within the village, the property also benefits from off road parking at the rear. The outside space extends much further than you may initially realise with a large level of green space which runs along the High Street onto School Road.

The property is currently commercial, but was private residential property in 2008. The space on the ground floor is shop space split into several areas, there is bags of character including that of an inglenook fireplace. The stairs lead to a landing which provides access to three storage rooms which would have been three bedrooms previously.

There are two large buildings at the rear, the biggest of the two was a commercial kitchen space where the business made artisan chocolate and provided a viewing platform for customers. The other building was previously a café with kitchen space too.

Council Tax Band TBC

## Accommodation

### GROUND FLOOR

Main Retail Area 24'0 x 22'8

Second Retail Area 23'4 x 12'8

WC

Cafe

Entrance Hall

Kitchen 20'7 x 17'6

Still room 15'9 x 13'8

Prep/serving area 16'6 x 8'0

Seating area 18'5 x 14'3

Outside seating area

### FIRST FLOOR

Landing

Bed/storage 14'2 x 14'0

Bed/storage 11'1 x 8'8

Bed/storage 14'9 x 14'7

### OUTSIDE

Driveway & Parking Area

Large area of green space/woodland

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)

[www.ukradon.org](http://www.ukradon.org)

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.nesltd.co.uk](http://www.nesltd.co.uk)

<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**