

## Whitwell, Ventnor, Isle of Wight



- **Stunning period cottage in the heart of the village**
- **Wrap around gardens**
- **Beautiful kitchen/diner/utility**
- **Annexe potential**
- **Garage and driveway**



## About the property

A wonderful period cottage in the heart of Whitwell village, this charming detached home comes to the market offering an abundant level of space both inside and out with plenty of potential for annexe living too.

Whitwell village offers a traditional rural community set in the South of the Island, this handsome home offers a local pub dating back to the 15th Century, an even older church, petrol station and several stunning walks on the doorstep. The Stenbury Downs, the Pilgrims Trail and the Nettlecombe Lakes are some of the wonderful outdoor spaces on offer within just a short stroll.

This characterful property provides kerb appeal with a tucked away nature, there is driveway parking for several cars including a large garage and workshop too. The gardens wrap around the property with sunny aspects, lots of privacy and is perfect for those with kids, grandkids or pets. At the bottom of the garden, you will find the babbling brook of the River Yar, this adds to the tranquillity of what is already a very peaceful spot.

Internally the cottage retains much of its charm and period features with an open fireplace in the large lounge diner and an original AGA feature in the kitchen. The property has been largely extended on the ground floor to provide a large kitchen, breakfast and utility space. There is also a downstairs wet room plus a study/snug or bedroom, if you so need it. Upstairs you will find a further four bedrooms with an en-suite to the master and a family bathroom too.

Local Authority - Isle of Wight Council  
Council Tax Band - E  
Tenure - Freehold

## Accommodation

Enclosed Lobby  
Entrance hall  
Bedroom 5 / Snug 12'1 x 12'1  
Sitting Room 12'1 x 12'2  
Dining Room 16'3 x 12'2  
Kitchen 14'7 x 13'3  
Breakfast Room / Utility 14'7 x 13'3  
Wet room  
FIRST FLOOR  
Landing  
Bedroom 1 12' x 11'3  
En-Suite bathroom  
Bedroom 2 12'2 x 12'1  
Bedroom 3 12'2 x 12'2  
Bedroom 4 13'2 x 11'5  
Bathroom/WC  
OUTSIDE  
Rear garden  
Driveway  
Double Garage 16'4 x 15'8

## 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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			