



Guide Price £1,215,000  
SANDLANDS COTTAGE, STEYNE ROAD, SEAVIEW, PO34 5BH



## **EXQUISITE COTTAGE AND ANNEXE - WITH MANY SURPRISING ADDED EXTRAS!!**

Located within an enviable elevated position minutes from the very heart of Seaview village, Seafields are delighted to offer for sale this truly impressive, extensively upgraded and re-modelled 2-3 bedroom DETACHED COTTAGE within large grounds which also includes a separate newly constructed ANNEXE .... plus much more!! The Grade II Listed cottage offers a smart entrance vestibule leading to a beautiful sitting room (with log burner), separate bespoke kitchen (with walk-in larder) plus dining room/third bedroom, 2 first floor bedrooms and 2 luxurious bath/shower rooms. Some of the most impressive features include some exposed internal brick walls, vaulted ceilings and under floor heating where specified. The stunning, newly constructed self-contained detached ANNEXE (with private enclosed deck/patio) consists of open-plan living, large double bedroom and luxury shower, as well as an integral GARAGE/workshop/store (potential to add an additional bedroom). Set within a lovely large plot, the beautifully landscaped, very LARGE GARDENS include secluded patio/terraced areas - perfect for al fresco dining/entertaining - plus private lawns, raised pond and water feature, greenhouse opening to potting shed .. and a delightful SHEPHERD'S HUT (ideal office or music room perhaps!). The added bonus is the wide car/boat PARKING BAY. Located an easy walk from the village centre, amenities, superb beaches and Yacht Club, the property is less than 10 minutes' drive to Ryde town and its mainland passenger ferry links, Viewing is essential to appreciate all that is on offer.

### **SANDLANDS COTTAGE:**

#### **INTERESTING PROPERTY FACTS:**

Cottage: Gas central heating plus App controlled under floor heating throughout the entire ground floor.

Annexe: Electric heating via radiators. Boiler and electricity consumer unit housed within Garage. New plumbing/re-wiring throughout. Hard wired TV installation. Sensor lighting where specified.

The stone Plant Room houses the gas boiler and under floor heating control system.

Tenure: Freehold. Council Tax Band: E. EPC exempt due to Grade II Listed status

#### **Entrance Vestibule:**

Large entrance hall with ample natural light via side and skylight windows. Range of cupboards, one housing plumbing for washing machine/tumble dryer. Door to:

#### **Sitting Room:**

Beautiful reception room with large solid door and windows x 2 to front. Log burner inset into exposed brick hearth. Wall lights. Illuminated book shelving. Wood flooring. White beams to ceiling. Doorway to Kitchen. Door to stairs leading to first floor.

#### **Kitchen:**

Quality bespoke kitchen: matching cupboard and drawer units with solid oak work surfaces; Butler sink; breakfast bar; fridge/freezer; space for large Range cooker. Walk-in larder cupboard. Windows to side and rear. High vaulted ceiling plus exposed brick wall. Stone flooring. Door to:

#### **Bedroom 3/Dining Room:**

Continuation of stone floor. Versatile room for use as further reception room or ground floor bedroom. French doors to rear garden. Door to:

#### **Shower Room:**

Quality suite comprising double shower cubicle, vanity wash basin and w.c. Heated towel rail. Obscured window to rear.

#### **First Floor Landing:**

Carpeted stairs lead to landing with doors to:

#### **Bedroom 1:**

Double bedroom with high vaulted ceiling; exposed brick wall with inset feature fireplace. Extensive range of concealed cupboards. Radiator. Window to front.

#### **Bedroom 2:**

Double bedroom with window to front. Radiator. Fitted wardrobe/cupboards.

#### **Bathroom:**

Attractive white suite of 'claw foot' bath with mixer shower attachment. Heated towel rail. Sensored lighting. Window to side.

### **ANNEXE (SKYLARK):**

A stunning newly constructed detached self-contained annexe accessed via solid front door and bi-folding doors to the rear. There are high vaulted ceilings, quality flooring, electric heating via radiators. Hard wired for TV. The storm porch leads to entrance hall with doors to:

#### **Annexe Kitchen/Living Room:**

Stunning open plan room with corner log burner and radiator. Bi-folding double glazed doors to private garden area. Quality fully fitted kitchen including electric microwave, hob and oven; dishwasher; fridge/freezer. Sink unit. Under/over unit lighting.

#### **Annexe Bedroom:**

Large carpeted double bedroom with high vaulted ceiling and sky light window.

#### **Annexe Shower Room:**

With sensored lighting, fully tiled with suite comprising shower cubicle, wash basin and w.c. Heated towel rail. Sky light window.

#### **Annexe Garden:**

Enclosed via fencing with patio and elevated deck giving rear access. Gateway to main garden.

#### **GARDENS:**

Beautiful, landscaped large private garden comprising various patio and decked areas perfect for al fresco dining/entertaining - which wrap around from the rear to side and include pergola, raised pond and water feature. The rest is mainly laid to lawn with assorted trees and shrub borders. Gated access to front garden, Annexe garden and driveway.

#### **EXTRA OUTBUILDINGS:**

SHEPHERD'S HUT: A superb 'extra' room ideal for a home office - with power and light, solid oak flooring and work surface. Radiator. Sink unit.

GREENHOUSE opening into the POTTING SHED: With own power supply. STONE STORE: Housing heating mechanisms. WOOD and KAYAK STORES.

#### **PARKING and GARAGE:**

There is a wide parking bay with double opening doors to the GARAGE/STORE forming part of the Annexe building - so offering the potential to create another bedroom - subject to usual consents if relevant.

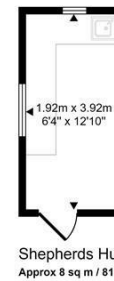
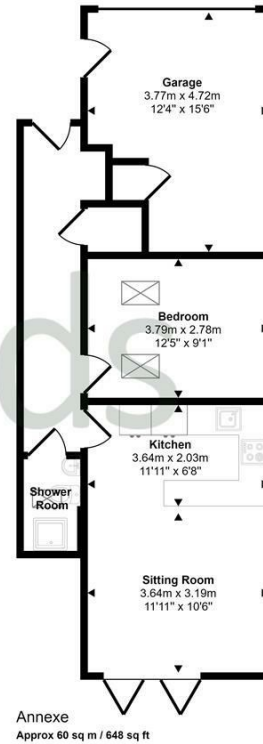
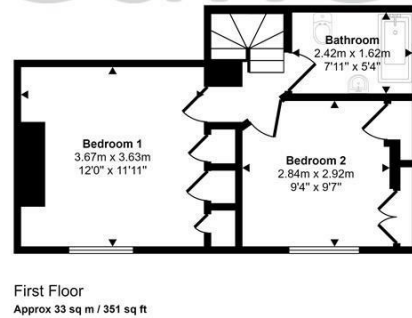
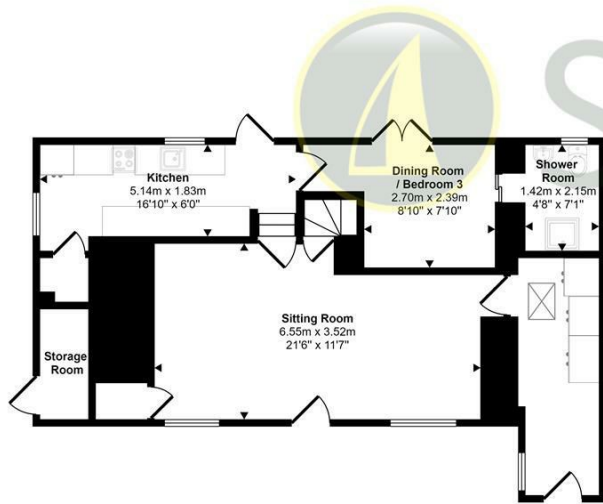
#### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
164 sq m / 1761 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



