



Guide Price £240,000  
THE COACH HOUSE, HOLGATE LANE, SEAVIEW, PO34 5DH



## **1800's PERIOD CHARM WITHIN PEACEFUL SETTING!**

Tucked away in the serene Holgate Lane, Seaview, this delightful 1891 PERIOD COTTAGE offers a perfect retreat for those seeking charm and tranquillity. The accommodation offers a large sitting/dining room, separate kitchen/breakfast room, well proportioned DOUBLE BEDROOM (with en suite shower facilities) plus a separate bathroom. The property benefits from electric heating, a large BOARDED LOFT, good sized SOUTH FACING PATIO (perfect for al fresco dining/relaxing) plus a deep PARKING BAY. Located just a short stroll from Seaview and Nettlestone village shops and amenities plus the beautiful beaches, this cottage offers the perfect blend of rural charm and coastal living. Whether you are looking for a weekend getaway or a permanent residence, this property is a wonderful opportunity to embrace the idyllic lifestyle that Seaview has to offer. Don't miss the chance to make this charming cottage your own. CHAIN FREE.

### **ACCOMMODATION:**

Part-glazed entrance door to:

### **HALLWAY:**

A split-level carpeted hallway (with 2 steps between) with doors to all rooms. Storage heater.

### **SITTING/DINING ROOM:**

A superbly spacious and bright dual aspect room with double glazed doors to side and rear, plus double glazed door to side. Storage heaters. Carpeted flooring. Corner brick fireplace. Internal window through to kitchen. Wood panelled ceiling. There is a designated dining area with space for large family table and chairs. Hatch with pull down ladder to superbly spacious boarded loft with window and lighting.

### **KITCHEN/BREAKFAST ROOM:**

Fitted kitchen range comprising matching cupboard and drawer units with contrasting work surfaces and inset sink unit. Space and plumbing for electric cooker, washing machine and fridge/freezer. Double glazed window and door to rear.

### **BEDROOM with SHOWER:**

A large carpeted double bedroom with double glazed window over-looking front patio. Storage heater. Half panelling to walls. Excellent range of fitted wardrobe/cupboards. Within far corner, a fully tiled shower cubicle with extractor.

### **BATHROOM:**

Suite comprising bath, vanity wash basin and w.c. Half panelling to walls. Wall heater. Obscured double glazed window to side.

### **GARDEN:**

There is a good sized south-facing 2-tier paved patio garden with raised flower borders. The paving continues around the front and side, leading to a pathway to rear, leading to the kitchen door.

### **PARKING:**

There is a parking bay for one vehicle accessed off Holgate Lane. Note this lane is owned by Holgate Lodge (at the far end) giving The Coach House full access at all times.

### **TENURE:**

Balance of 999 years lease with effect from 1891 (865 years remaining). Freeholder: Ogländers from Nunwell Estate, Brading  
No Ground Rent is collected

### **OTHER PROPERTY FACTS:**

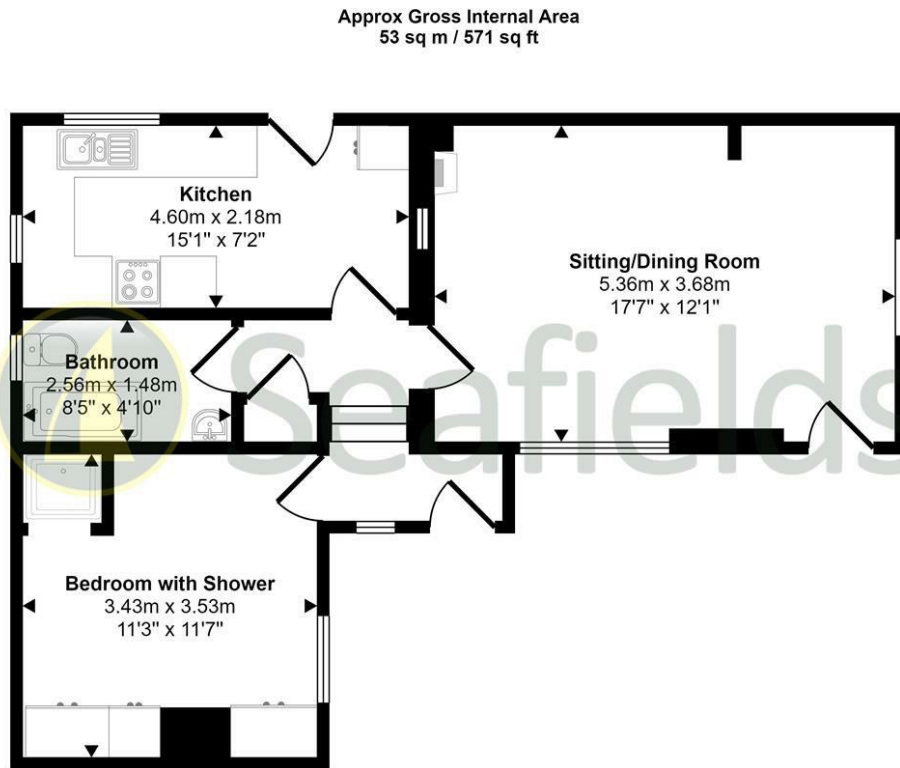
Conservation Area: No  
Listed Building: No  
Council Tax Band: C  
Energy Performance Rating: To be confirmed  
Flood Risk: Very low  
Seller's Situation: No chain

### **LOCATION:**

Holgate Lane is ideally located between the villages of Seaview and Nettlestone - giving easy access to shops, the bus route, eateries and Sea View Yacht Club. There is a public footpath offering an easy route to the coastal path and Seagrove Bay - and there are lovely countryside walks between Nettlestone and St Helens. Ryde town, amenities and passenger ferry links are less than 10 minutes' drive away, with the Fishbourne - Portsmouth car ferry terminal being less than 20 minutes away.

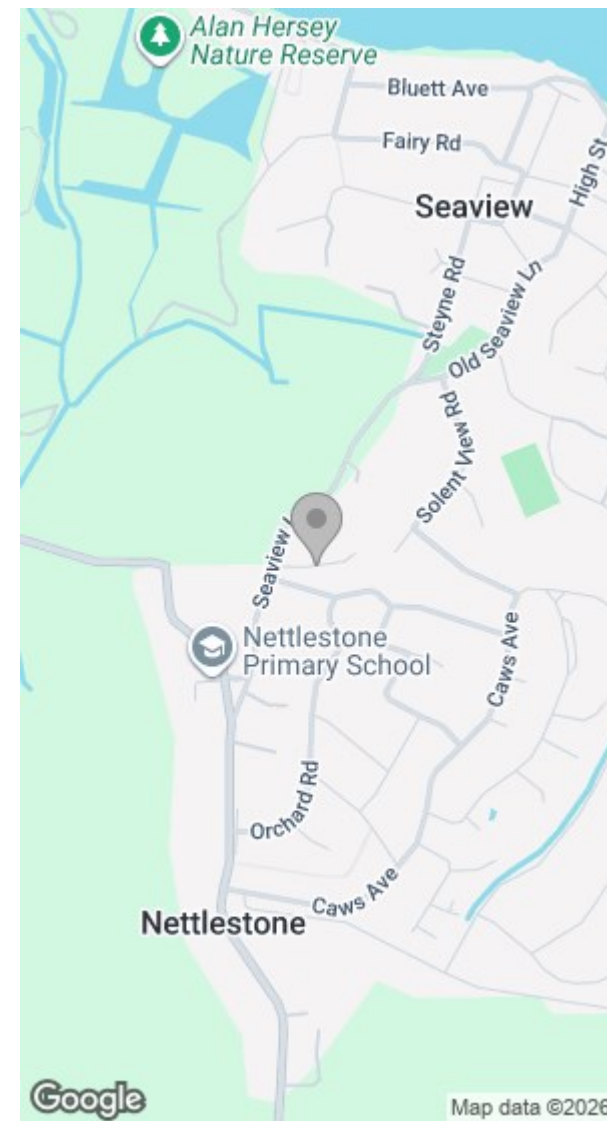
### **DISCLAIMER:**

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.



Floorplan

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.



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

