

Godshill, Ventnor, Isle of Wight



- **3 Bedroom stone built cottage**
- **Garage, Studio and Parking**
- **Large gardens**
- **Village location**
- **Full of period features**



About the property

A charming stone built cottage in the heart of Godshill village. This pretty 3 bedroom home comes to the market with much more than you may initially think! Its large grounds, parking, garage and even a separate studio/Annexe which is away from the property makes for a home with plenty to offer.

Touching distance of the thatched tea rooms, quaint village pubs and charming High Street plus the Medieval Church that sits overlooking the village. This home is superbly placed. Those that enjoy a countryside walk will find them in almost every direction.

It might not seem it from the road, as the property has two access points, the home offers both parking and a garage. The outside space here is impressive with large gardens, both front and back, which ensure you are both set back off the road and also private and tucked away. In addition to the garden space which offers outbuildings, there is a well designed and built studio space which provides a great overflow space from the main body of the property.

The house itself has three bedrooms, all of a good size and suitable for families, whilst having a large bathroom to suitably compliment the home. The ground floor comprises a lounge, dining area open to the kitchen and a handy utility area & shower room too.

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

Accommodation

GROUND FLOOR
Entrance Porch
Stairs
Lounge 13'5 x 11'5
Dining room 13'5 x 11'0
Kitchen 12'8 x 8'9
Utility 12' 1 x 4'9
Shower room
FIRST FLOOR
Landing
Bedroom 1 13'5 x 11'5
Bathroom
Bedroom 2 12'7 x 8'9
SECOND FLOOR
Bedroom 3/Attic 14'7 x 8'9
OUTSIDE
Front garden
Rear Garden
W/C
Workshop
Garage
Office/guest room 15'3 x 11'3
Parking

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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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