

Shanklin, Isle of Wight



- **3 Bedroom stone cottage**
- **Rural, woodland location**
- **Cottage plus woodland**
- **Driveway parking**
- **Chain free**



About the property

A beautifully presented stone built cottage, set in a wonderful woodland position. Offering three bedrooms, parking and a large level of woodland land too. This charming cottage is a stunning retreat, away from the hustle and bustle of modern life.

Set within the America Wood area of Shanklin, touching distance of the Apse Manor, this property is surrounded by nature and the great outdoors. Believed to date back as far as the 16th Century, there is character and charm in every aspect. Gorgeous walking routes, adventurous cycle tracks and coastal paths sit within close proximity, whilst the Shanklin Old Village provides plenty of bars, pubs and eateries too.

Parking in the form of a driveway to the front, the property offers well sized gardens with a side area and patio outside the conservatory. Further to this, the property also comes with a large level of woodland, which offers plenty to keep you occupied whilst offering lots of potential for kids and nature lovers to enjoy.

Internally, the property is well presented with a charming inglenook fireplace in the lounge, a modern kitchen and large conservatory. The property comes with three bedrooms and a lovely bathroom and WC too.

Services - Shared cesspit
Council Tax Band - TBC
Local Authority - Isle of Wight Council
EPC - TBC

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>

CONTACT US

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge 14'10 x 10'1

Kitchen 18' x 8'8

Inner Lobby/Utility Area

Bathroom

Conservatory 19'7 x 16'

FIRST FLOOR

Landing

Bedroom 1 11'10 x 10'7

Bedroom 2 11'7 x 9'5 max

Bedroom 3/Study 9'x 5'2

W/C

OUTSIDE

Front Garden

Side Garden

Rear Garden with woodland

Off road parking for 1 vehicle

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