

# 3 & 4 IDLECOMBE COTTAGES

Bowcombe Road, Newport, Isle of Wight, Isle of Wight, PO30 3JB

BCM Wilson Hill



SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

# 3 & 4 IDLECOMBE COTTAGES

## Bowcombe Road, Newport, Isle of Wight, Isle of Wight, PO30 3JB

Set within the Bowcombe Valley is a rare opportunity to acquire two semi-detached cottages, gardens, outbuildings, generous yard space, and a parcel of land, in all extending to approximately 0.76 acres (0.31ha).

**3 Idlecombe Cottage**

Living Room | Kitchen | Master Bedroom | Attic Room | Family Bathroom

**4 Idlecombe Cottage**

Living Room | Kitchen/Dining Room | W/C | Master Bedroom | Double Bedroom | Family Bathroom | Attic Room

**External**

Three Detached Garages | Store Room/Kennels | Matured Gardens | Lawned Area | Hardstanding Vehicle Parking

Guide Price - £399,950

## ACCOMODATION

Believed to date from the 1930s, retaining many original features, the cottages offer accommodation including:

## 3 IDLECOMBE COTTAGE

A character cottage in need of modernisation.

Ground Floor

Sitting Room
Coming from the kitchen, a single aspect sitting room with feature fireplace.

Kitchen
On entrance to the property, a light and airy kitchen with ample storage.

First Floor

Master Bedroom
A single aspect double bedroom, with built in storage

Family Bathroom
A large bathroom, with built in bath and storage.

Second Floor

A versatile single aspect attic room.

## 4 IDLECOMBE COTTAGE

A well appointed and recently renovated cottage.

Ground Floor

Sitting Room
A single aspect sitting room, with access from the kitchen, and stairs to the first floor.

Kitchen/Dining/WC
A recently refurbished well-appointed kitchen, with built in breakfast bar, and downstairs W/C.

First Floor

Master Bedroom
A single aspect double bedroom.

Bedroom Two
A smaller single aspect double bedroom.

Family Bathroom
With Shower over bath, toilet and basin.

Second Floor

A versatile attic room with views over the gardens.

## EXTERNAL

Outbuildings
A range of well apportioned outbuildings, offering the option for alternative uses (STPP):

Garages
A detached block of three separate garages, with driveway access.

Store & Kennels
A brick built storage shed/coal store with central division. Historically used as dog kennels and outside runs.

Gardens and Grounds

Mature gardens extending around the cottages.; lawned areas, established planting, and fruit trees. Complete with a large area of hardstanding for vehicle parking.









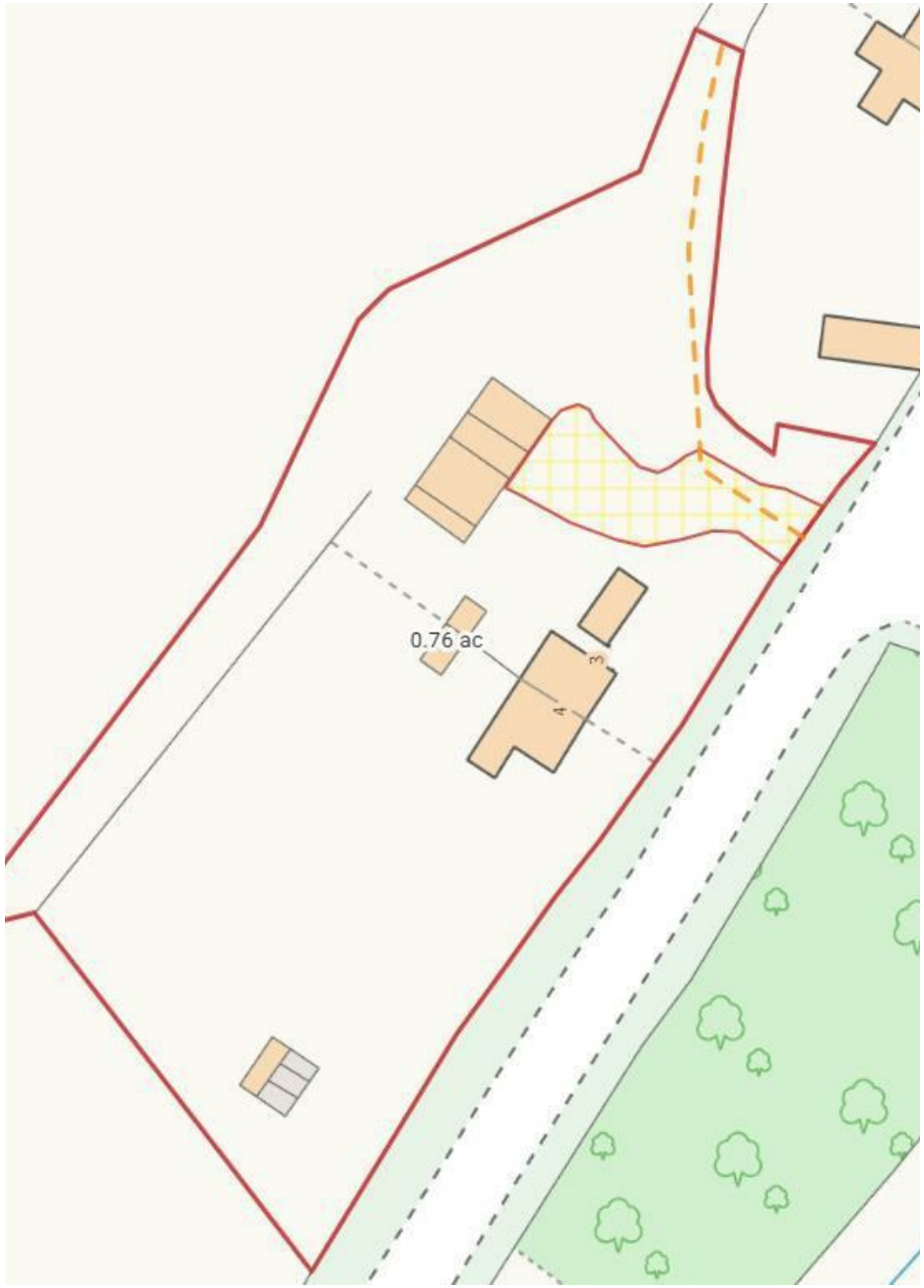








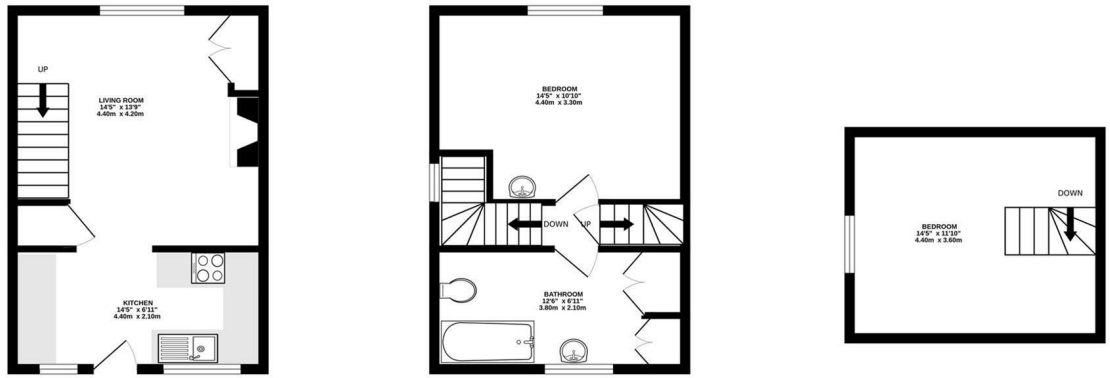





GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.

2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



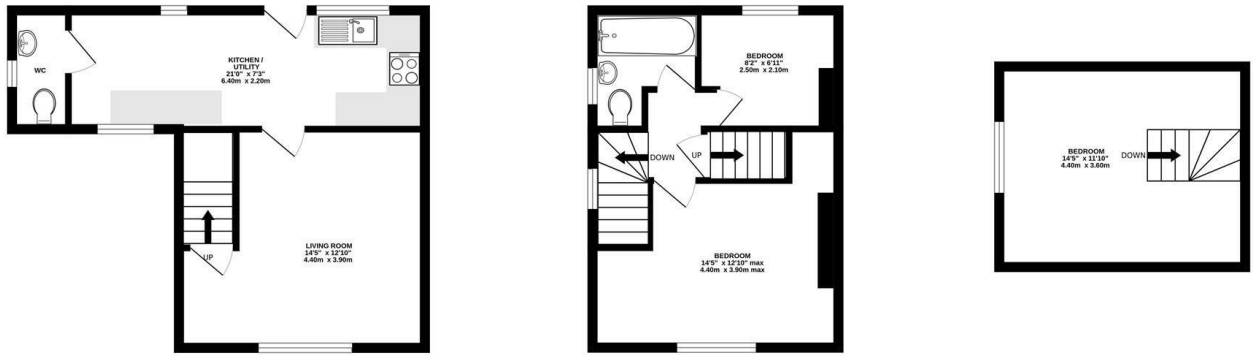

TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

*Not to scale*

GROUND FLOOR
354 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.

2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.




TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.

*Not to scale*

Method of Sale
3 & 4 Idlecombe Cottages are offered for sale by private treaty, as a whole.

Access
There is direct vehicular access off the public highway, Bowcombe Road, to a large gravel driveway (hatched yellow on the sale plan).

Rights of Way
There is a private right of way over the access to the property beyond (1 Idlecombe Cottage). This is highlighted in orange on the sale plan.

Services
3 Idlecombe Cottage
Electric storage heating and electric immersion hot water tank
4 Idlecombe Cottage
Oil fired central heating
Mains electricity
Mains water
Private sewerage - a shared system in the garden of 4 Idlecombe Cottage. A drainage report is available from the selling agent.

Broadband
Prospective purchasers are advised to make their own enquiries with service providers regarding the availability and speed of broadband at the property.

Tenure & Possession
Freehold with vacant possession

EPC
3 Idlecombe Cottage - Rated F
4 Idlecombe Cottage - Rated E

Council Tax
3 Idlecombe Cottage - Band C
4 Idlecombe Cottage - Band C

Local Authority
The Isle of Wight Council

Wayleaves & Easements
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

Sporting, timber and mineral rights
All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Postcode
PO30 3JB

Local Planning
The cottages are not listed. The cottages lie within the Isle of Wight National Landscape.

What3Words
///distanced.about.secretly

Plans Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM Wilson Hill and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings
BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Health and Safety
Given the potential hazards of a farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the outbuildings and grass slopes.

Viewings
By appointment with BCM Wilson Hill only.

Selling Agent
BCM Wilson Hill – Isle of Wight Office
Red Barn, Cheeks Farm
Merstone, Merstone Lane
Isle of Wight, PO30 3DE
T – 01983 828805

**IMPORTANT NOTICE**
BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:
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ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.



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