



- Character Cottage with Adjoining Bungalow (annexe)
- Ample Off Road Parking & Detached Garage
- Flexible Accommodation with Holiday Letting Potential
- 6 Bedrooms (across both properties)
- Fantastic Countryside Views towards Culver Down
- Close to Local Supermarkets & Other Useful Amenities
- Large Lawned Gardens
- Secluded Location
- Viewings Welcome

Cheverton Farm Newport Road, Apse Heath, PO36 9PJ

£750,000

This is a unique opportunity to acquire a character thatched cottage with an adjoining bungalow, which would make an ideal annexe or could be used to generate a rental income as either a holiday or long term let. The properties are conveniently situated to enjoy easy access to local supermarkets and other useful amenities on offer in the nearby towns of Shanklin and Sandown. The seafront with miles of sandy beaches and coastal walks is only 10 minutes away by car.

The very flexible accommodation across both properties includes 6 bedrooms, 2 kitchens, separate living room space, 2 bathrooms, and ample storage, including a large loft room. Additionally, ample off road parking is provided by both driveways and the detached garage, with extensive lawned gardens to the rear and side of both properties.

The convenient yet tucked away location, easy access to many local amenities, and the variety of possibilities provided by the uniquely flexible accommodation makes this an ideal home for anyone in need of a separate annexe, rental income potential or simply extra space to facility a large family. A viewing is a must to fully appreciate everything these truly impressive properties have to offer!



## COTTAGE

### Kitchen/Dining Room

20'4 x 14'9 (6.20m x 4.50m)

### Lounge

14'9 x 11'11 (4.50m x 3.63m)

### Bathroom

8' x 6' (2.44m x 1.83m)

### First Floor Landing

### Bedroom 1

15'11 x 10'11 (4.85m x 3.33m)

### Bedroom 2

15' x 11'5 max (4.57m x 3.48m max)

### Bedroom 3

11'8 x 9'4 (3.56m x 2.84m)

## BUNGALOW

### Kitchen/Lounge Area

22'9 x 16' (6.93m x 4.88m)

### Bedroom 1

12'8 x 11'8 (3.86m x 3.56m)

### Bedroom 2

10'8 x 9'10 (3.25m x 3.00m)

### Bedroom 3

11'8 x 9'5 (3.56m x 2.87m)

### Loft Room

19'4 x 7'8 (5.89m x 2.34m)

### Outside

To the front of the property the walled garden is gravelled with a patio area for ease of maintenance. Adjacent to this the bungalow has a driveway providing off road parking. To the side of the cottage there is further off road parking provided by a separate driveway and a detached garage with a separate workshop area. The extensive lawned gardens extend to the rear and side of both properties.



**Services**

Unconfirmed: gas, electric, telephone, and mains water.

**Council Tax**

Council Tax Band B (Bungalow) - Council Tax Band E (Cottage) - Please contact The Isle of Wight Council on 01983 823901.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

**Viewing:**      Date .....      Time .....