



- Charming 1930's Semi-Detached Cottage
- Kitchen & Separate Utility Room
- Large Rear Garden & Adjacent Orchard (0.48 acres)
- 3 Bedrooms
- Driveway Parking for Several Vehicles
- Peaceful Countryside Location
- 2 Reception Rooms
- Far Reaching Countryside Views
- Viewings Welcome

Woolsack Cottage Sheepwash Lane, Godshill, PO38 3JR

**£485,000**

Located on the outskirts of Godshill, this delightful semi-detached 1930's cottage offers a perfect blend of comfort and outdoor space. The property boasts extensive gardens, providing a serene retreat for those who appreciate nature and outdoor living.

Inside, you will find two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is designed to create a warm and welcoming atmosphere, making it a perfect family home. The house features three bedrooms, ensuring ample space for family members or guests.

The 'country style' kitchen is complimented by the adjacent utility room, providing much needed storage. Additionally, the property benefits from a driveway providing off road parking for several vehicles, a valuable asset in this picturesque countryside setting.

This home in Godshill is not just a place to live; it is a lifestyle choice, offering a peaceful environment while still being close to local amenities in the nearby village. Whether you are looking to enjoy quiet evenings in the garden or host gatherings with friends and family, this property is sure to meet your needs.



# Accommodation

## Porch

## Entrance Hall

## Sitting Room

14'7 into bay x 9'5 max (4.45m into bay x 2.87m max)

## Family Room

15'4 x 11' (4.67m x 3.35m)

## Conservatory

12'1 x 11' (3.68m x 3.35m)

## Kitchen

10'4 x 8'5 (3.15m x 2.57m)

## Utility Room

18' x 6'6 (5.49m x 1.98m)

## Shower Room

8'9 x 6'6 (2.67m x 1.98m)

## First Floor Landing

## Bedroom 1

15'4 max x 10'9 max (4.67m max x 3.28m max)

## Bedroom 2

11'11 plus recess x 7'4 (3.63m plus recess x 2.24m)

## Bedroom 3

8'11 x 7'5 (2.72m x 2.26m)

## Outside

To the side of the property the block paved driveway provides off road parking for several cars. The large rear garden is surrounded by fields and enjoys far reaching viewings of the surrounding countryside. To the front of the property there is an orchard (0.48 acres) featuring a variety of established fruit trees.



**Services**

Mains electricity. Shared private water supply from a well in the adjacent field with UV and filtration equipment. In addition there are holding tanks for a rainwater harvesting system (water is pumped into the tanks at the top of the garden so water is gravity fed). Shared private drainage system. There is an air source heat pump serving the heating and hot water to Woosack Cottage.

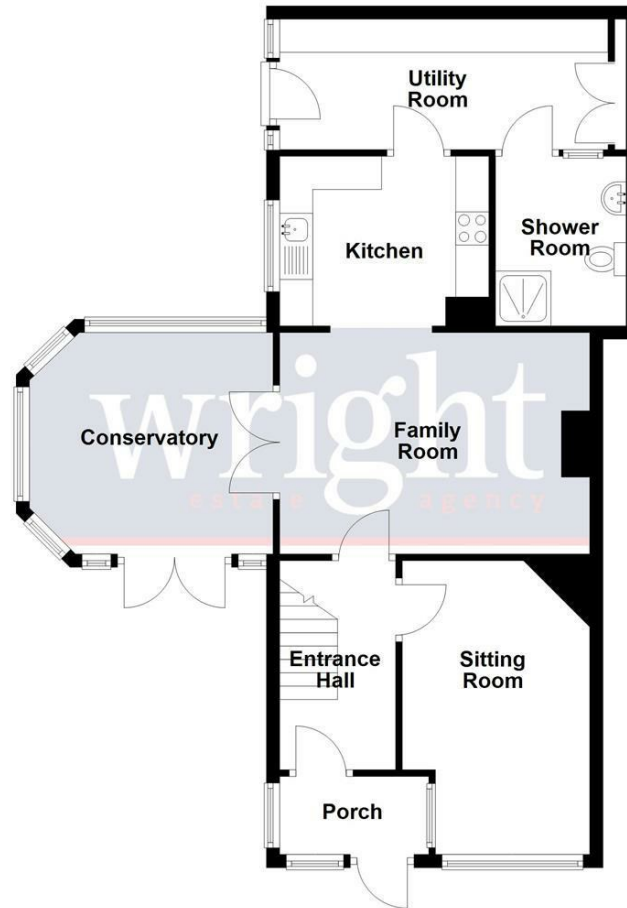
**Council Tax**

Band C - Please contact The Isle of Wight Council on 01983 823901.

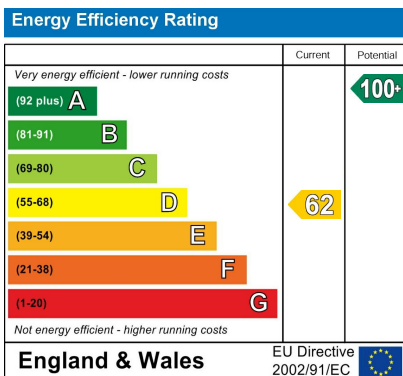
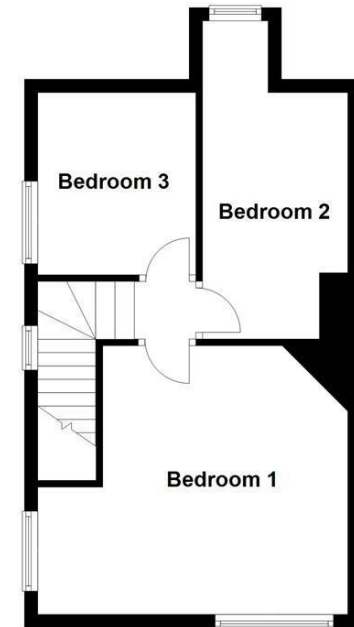
**Agents Notes**

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.

**Ground Floor**



**First Floor**



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

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**Viewing:**

Date .....

Time .....