



Dove Cottage High Street, Freshwater  
£250,000



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## Dove Cottage High Street, Freshwater

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This beautifully unique cottage dating back to the 1800's is an absolute delight! Located in close walking distance to the village centre, but also offering tranquil surroundings, the home is perfectly situated for anyone looking for a compact and idyllic home. The cottage is set well back from the road with a good size parking area and gated access to the front garden. This gorgeous space has been lovingly transformed by the current owners to create a welcoming entrance to the home. When entering the property you are greeted by a garden room which provides appealing additional living space. This leads through to an open plan ground floor comprising country style kitchen and sitting areas. Upstairs are two pretty double bedrooms with a stylish bathroom set between the two. The home also has a sweet rear garden which is filled with mature planting and offers a lovely seating area which enjoys the afternoon sun. If you love a property with character and just a little extra something, this could be the home for you! Freehold. Council tax band B. EPC D-62

### Garden Room:

8'8" max x 8'6" max (2.65m max x 2.60m max)

UPVC double glazed front door to this bright and welcoming entrance to the home which creates an additional living space, but also provides a generous area for coats and shoes. Large window to the side enjoying views to the walled front garden and door to:

### Living Area:

11'2" max x 8'11" max (3.41m max x 2.73m max)

With exposed beams, this handsome living area has a corner fireplace with tile detail, chunky wood shelving above and a window to the front. The room leads open plan with wood effect flooring through to the...

### Kitchen/Dining Area:

15'2" max x 9'8" max (4.64m max x 2.97m max)

A wonderful country style kitchen decorated in a soft olive green with light oak style worktops. Handy breakfast bar. Spaces for appliances; window to front and wooden stable door to garden. Centrally positioned stairs to:

### First Floor Landing:

With access to loft and door to:

### Bedroom One:

12'5" max x 9'1" max (3.79m max x 2.77m max)

A pretty double room with sloping ceilings, floral accent walls and handy hanging space to one side. Velux to rear and further window to front enjoying views to the front garden.







### Bedroom Two:

9'10" max x 9'1" max (3.02m max x 2.77m max)

Another appealing double room with sloping ceiling decorated with a stunning tropical feature wall. Window to front and Velux window to the rear.

### Bathroom:

7'3" max x 5'8" max (2.22m max x 1.73m max)

A tranquil bathroom fitted with white suite of WC; wash hand basin in vanity unit and bath with mixer tap and separate electric shower to one end. Partially tiled with glossy white tiles and modern black grouting with a chic leafy wallpaper. Velux window to sloping ceiling,



### Parking:

A generous sized parking area sits to the front of the home which, along with the front garden, sets the cottage well back from the road.

### Front Garden

Leading from the parking area, a gate allows entrance to a beautiful, walled front garden with an open storage area and large shed. Raised gravel beds feature stunning mature planting and paving leads to the front door.



### Rear Garden:

This gorgeous courtyard style walled garden feels like a Mediterranean holiday from home! It has paved areas and a pretty handmade pergola creates a peaceful seating area. This sunny space

allows a new owner the opportunity to enjoy a colourful, low maintenance garden all year round.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.

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Pop in for a chat

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Energy Efficiency Rating		
Potential	Current	
89	62	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Very energy efficient - lower running costs (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> Not energy efficient - higher running costs		

