



The Old Post Office Kemming Road, Whitwell

£575,000



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This gorgeous cottage has a rich history, having been the former post office for the village, built in 1935 and converted and extended to make a family home in 2009. The home is beautifully light, deceptively spacious and completely captivating, as soon as you walk in the door. The entrance level accommodation comprises a large, elegantly styled sitting room; beautifully fitted kitchen; separate snug; a formal dining room linking to the conservatory at the rear; a separate study and handy shower room.

Upstairs, the home has three double bedrooms - all with built in wardrobes, and these rooms are serviced by a fabulously decadant bathroom, which features a roll top bath; separate shower enclosure and a modern vanity unit with two wash hand basins.

In addition to the glorious gardens, set over two levels and richly stocked with colourful planting, the home has parking; a greenhouse and great "man cave".

The home retains nods to its Post Office history, with an old inset post box on the front wall, and benefits from a super view of the village to the rear and the pretty church to the front.

All-in-all, I defy anyone not to love this hugely appealing home, which is situated in a friendly village with a great community spirit and access to lovely country walks.

Smart UPVC D/G entrance door to:

Entrance Hallway:

With attractive flooring, decorated in a calming cream and dove grey colour scheme with a crisp white dado rail. Handy built in storage cupboard and doors to:

Sitting Room:

21'8" max x 13'6" max (6.61m max x 4.12m max)

A gorgeous, beautifully styled and light living room, decorated in a soft white colour scheme with pale grey accents. A dark grey wall sits behind the striking, modern slate grey woodburning stove, which is set on a tiled hearth. Stairs to the first floor, two front windows and French rear doors leading to the patio area.

Snug:

13'7" x 10'9" max (4.16m x 3.30m max)

A second, very pretty and cosy sitting room with a handsome French style woodburning stove as a focal point. Decorated in cream with sage green accents and a window to the front. The room links via a wide opening to the:

Dining Room:

11'1" x 8'10" (3.39m x 2.70m)

Decorated to match the snug, a good sized family dining room with door off to kitchen on one side and inner lobby on the other. A set of glazed French doors link the room at one end to the:

Conservatory:

13'4" x 9'3" (4.07m x 2.82m)

A super addition to the home of part solid, part UPVC double glazed construction, with an opaque vaulted roof. Doors to the end lead to the garden.





Kitchen:

12'2" max x 10'7" max (3.72m max x 3.23m max)

Beautifully fitted with a range of taupe shaker style units, topped by glossy oak block worksurfaces. Handsome range master electric stove is set into the chimney recess and there are spaces for a fridge/freezer and dishwasher. The inset butler sink, sits below the side window and there is an external door to the patio area.

Rear Lobby:

With a large built in cupboard concealing the spaces for washing machine and tumble dryer. Doors to:

Study:

6'3" x 5'2" (1.93m x 1.59m)

A perfect office space, well fitted with shelving and a window to the front.

Shower Room:

6'4" max x 6'3" max (1.95m max x 1.93m max)

Fitted with a sleek suite of vanity wash hand basin; concealed cistern WC and corner shower enclosure. Matte white tiling with black and silver mosaic border contrasts beautifully with the mustard yellow decor. Window to rear.

Stairs to:

First Floor Landing:

With doors off to:

Bedroom One:

13'8" x 9'8" plus wardrobes (4.17m x 2.97m plus wardrobes)

A wonderfully light double bedroom in soft sand colours with front window framing the view to St Marys Church opposite. A handsome period fireplace is set to the chimney breast, with smartly fitted, matching wardrobes to each recess.

Bedroom Two:

10'9" max x 10'1" (3.29m max x 3.08m)

A second double bedroom, with an entrance area which has a built in wardrobe to one end, and access to loft with a pull down ladder. Decorated to match the main bedroom, with window to front.

Bedroom Three:

12'4" max x 10'9" plus wardrobe (3.78m max x 3.28m plus wardrobe)

A third double bedroom in pale blue decor, with a contrasting dark blue accent to one wall. Pretty feature fireplace to chimney breast and built in wardrobe to one recess. Window to side.

Bathroom:

11'2" max x 8'11" max (3.41m max x 2.72m max)

A luxuriously decadent bathroom, fitted along one wall with sleek fronted storage cupboards, topped by two wash hand basins, and with a concealed cistern WC. A walk-in shower enclosure sits to one corner, whilst the rather gorgeous roll top bath sits to the other. The rear window frames the lovely, far reaching countryside views.

Front Garden & Parking:

The walled front garden has planted beds which display a colourful array of seasonal planting. A driveway to one side provides parking and there is gated side access to the:

Rear Garden:

Arranged over two levels, this well tended garden has a large, block paved patio area set to the side of the home, accessed from the kitchen and sitting room. Steps lead down to the lawned garden which has richly stocked borders. There is a super shed to one side, with power; light and water; a greenhouse; woodstore and a separate shed housing the oil fired boiler. Steps lead up to the doors to the conservatory.

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. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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Energy Efficiency Rating	
Potential	58
Current	58
EU Directive 2002/91/EC England & Wales	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

