

HAYFIELD COTTAGE, WARLANDS LANE, SHALFLEET, NEWPORT, ISLE OF WIGHT PO30 4NQ
GUIDE PRICE £379,000





A 4 bedroom detached chalet bungalow on the outskirts of the popular west Wight village of Shalfleet with far-reaching countryside and distant sea views, gardens, and double garage.

The property is located within 8 minutes normal driving time of the Yarmouth ferry; close to idyllic coastal walks by Newtown Creek and the popular dining pub - the New Inn Shalfleet and offers spacious family accommodation.

On the ground floor there is an entrance hall, a light and airy sitting room with views over the garden, kitchen with built-in units and integrated appliances, 2 bedrooms and a family bathroom. On the first floor there are 2 double bedrooms, the Master Bedroom has a shower room 'en-suite'. There is also a separate shower room. The entire property has been tastefully decorated creating a light and airy feel.

The accommodation is set out over 2 storeys; it is described in the floorplans and photographs and more particularly below:

Ground Floor:

Entrance Hall with under stairs storage cupboard, airing cupboard with mains pressure hot water cylinder, oak-effect flooring

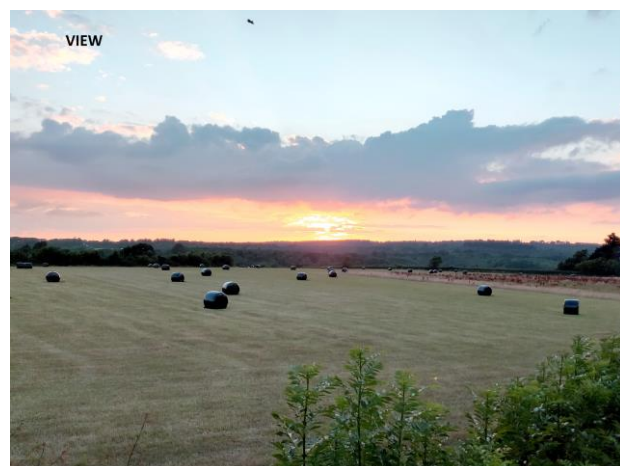
Sitting Room with French doors to the terrace and rear garden

Kitchen with fitted units, gas-fired boiler, tiled flooring

Bedroom 3 with oak-effect flooring

Bedroom 4 / Dining Room with oak-effect flooring

Family Bathroom with bath, wc and basin



First Floor:

Master Bedroom - with Shower Room 'en-suite' with shower, wc and basin, far-reaching countryside views and distant sea views

Bedroom 2 extensive country and farmland views over neighbouring fields

Shower Room with shower, wc and basin

Outside

Approached via a shared brick-paved driveway with ample parking for 2 vehicles and a detached double garage. The gardens are mainly laid to lawn with some mature shrubs. Paved patio terrace area ideal for dining 'al fresco'. Timber garden shed.

Services and Heating

We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity, water and foul drainage and mains gas. The heating system is provided by a gas-fired boiler via radiators.

Tenure & Possession, Fixtures & Fittings

The property is offered Freehold, with vacant possession on the whole upon Completion. The seller includes in the sale the gas and electrical appliances connected and listed in these sales particulars. Other fixtures expressly mentioned in these particulars are also included. Soft furnishings and furniture items are available by separate negotiation or by an 'inclusive offer'.



Viewing Arrangements

Viewing is strictly by appointment with the Sole Agents **Biles & Co.** To view this property please contact our Isle of Wight Office on **01983 872335**

Council Tax

Band E - Amount payable 2018/2019 - £2,180.95







The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl, Aldi and Asda all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

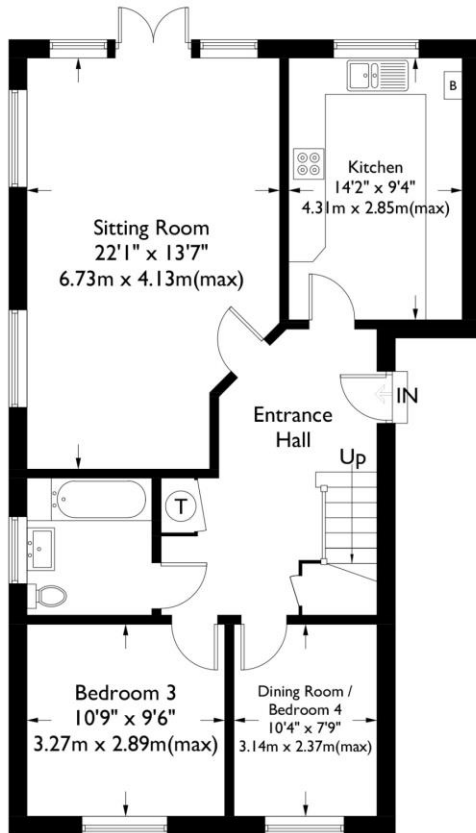
Shalfleet is a picturesque village on the north western coast of the Island lying between the Island's main shopping and administrative centre of Newport (about 5 miles) and the car ferry port of Yarmouth (about 5 miles) with its mainland link to Lymington. Within the village is a fine old church, primary school (nearby in neighbouring Ningwood), a village shop, popular local pub restaurant: The New Inn, and beautiful walks along the creek to Newtown Harbour.

Directions:

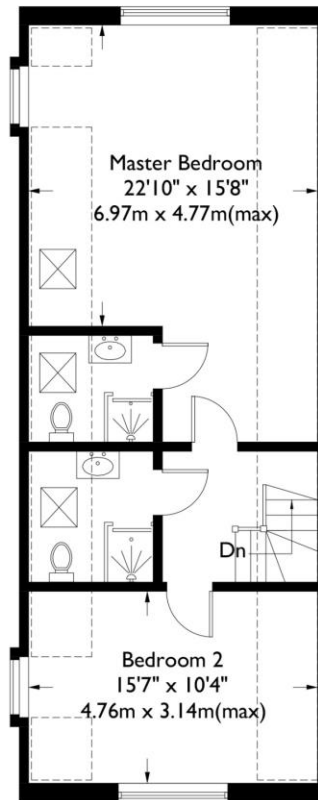
Enter Warlands Lane from the A3054 in Shalfleet village - west of the traffic lights; go past Village Stores on left - past Fleet Way on right - the property is the last house on bend on right next to the fields.

Biles/10802/SB

Approximate Gross Internal Area = 1476 sq ft / 137.1 sq m
Garage = 260 sq ft / 24.2 sq m
Total = 1736 sq ft / 161.3 sq m

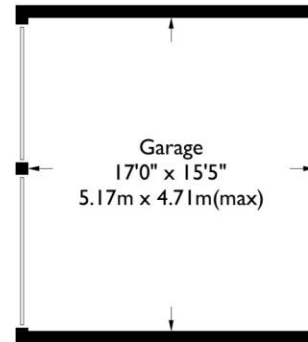


Ground Floor

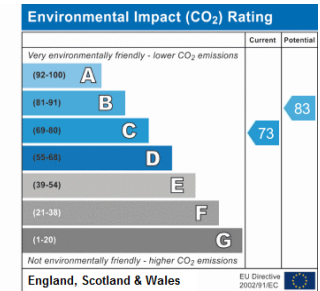
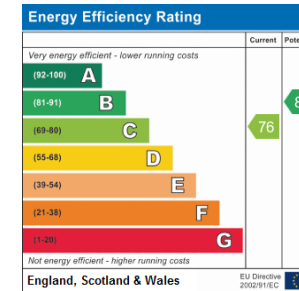


First Floor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID470372)

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