

2 Cuppas Hedges, Manor Road, Freshwater, Isle of Wight, PO40 9UD

Guide Price

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McCarthy & BOOKER

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ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A character cottage set within approximately one third of an acre on a desirable private road close to Freshwater Bay, offering tremendous potential for renovation in a peaceful and sought-after setting. Chain Free!!

Overview

Cuppas Cottage is a charming and characterful property occupying a generous plot of approximately 1/3 of an acre, tucked away along a desirable private road close to Freshwater Bay. Rarely available in such a location, the cottage offers an exciting opportunity for buyers looking to modernise and create a home tailored to their own style. Surrounded by mature gardens and enjoying views towards Afton Down, the property combines privacy, character and excellent potential, all within easy reach of the coast and countryside walks.

Interior

The accommodation is arranged over two floors and retains a warm cottage feel throughout. On the ground floor, there is a sitting room and separate dining room, providing flexible living space, alongside a kitchen and a convenient ground floor W.C.

Upstairs, the property offers two bedrooms and a family bathroom, while an additional loft room—with its own W.C.—could provide useful extra accommodation or workspace, subject to any necessary consents. The cottage would now benefit from updating and moderate renovation.











Exterior

The gardens are undoubtedly a standout feature of the property. Extending to approximately one third of an acre, the grounds offer tremendous potential and are currently arranged with mature planting and areas of natural growth, creating a secluded and peaceful setting. With careful landscaping, the gardens could become a truly exceptional outdoor space.

Several neighbouring properties on Manor Road and Southdown Road have created gated access to the field behind, leading directly towards the golf course and Afton Down, offering excellent walking opportunities.

The property is offered to the market chain free.

Freshwater

Freshwater has a large supermarket, butcher, fishmonger and bakery, and a good range of small independent shops. The historic town of Yarmouth is only a short drive (or 40 min walk) away, and has a range of boutique shops, restaurants and pubs. There is also the ferry link to Lymington.

2 Cuppas Cottage is also positioned close to the charming Freshwater Bay, the property offers the perfect balance of rural tranquillity and coastal living. Freshwater Bay is one of the most picturesque beaches in West Wight and lies just to the South of the village of Freshwater. Set within a designated area of outstanding natural beauty and surrounded by downs offering spectacular views and walks, its easy to see why Tennyson made Farringford and Freshwater Bay his home!

Within the bay there is a family run store (Orchard's, open since 1865!), a charming thatched church, the fabulous Piano Cafe which is open throughout the season and the awesome woodfired pizza van visits the Bay every week throughout the majority of the year.

Further Information

EPC: D
All mains services connected







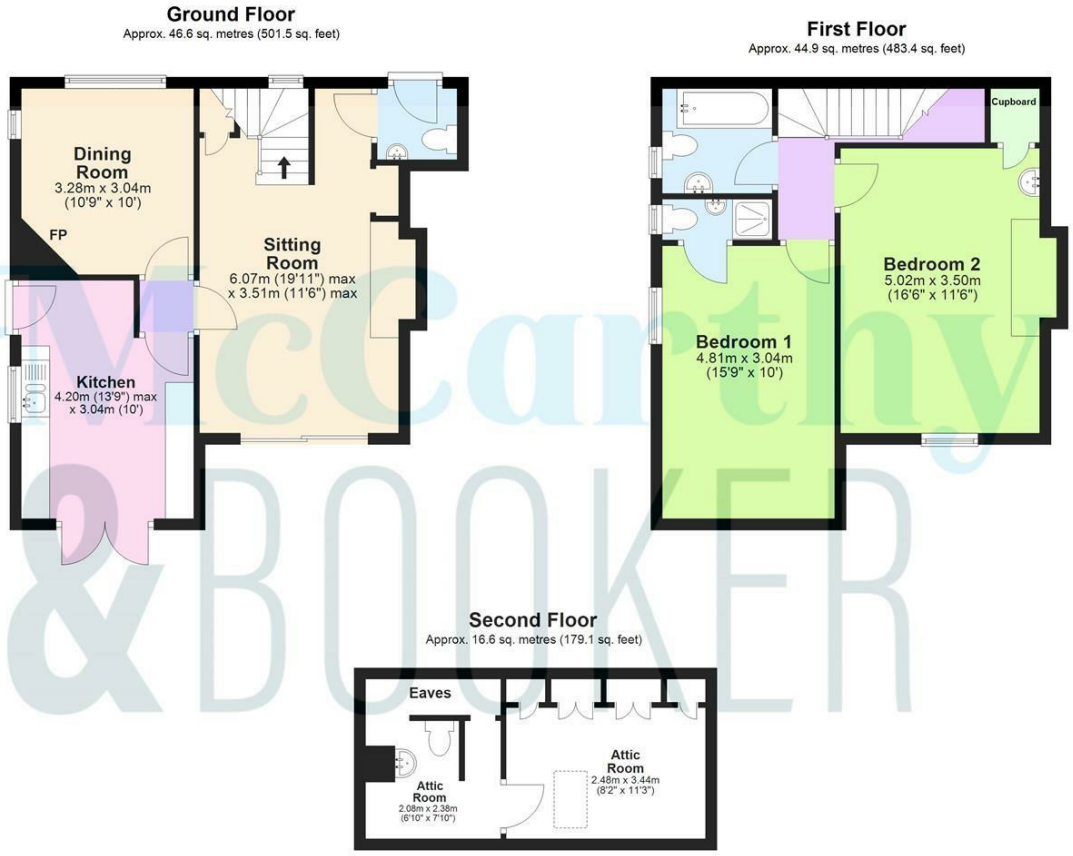
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 108.1 sq. metres (1164.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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