

**LV00108**



**The Nodens**  
**Woody Ridge, Levelwood**

**Detached**  
**3-bedroom bungalow**

**Secluded location, fertile half-acre plot,  
spectacular views**

**Price: £79,500**

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For more information or to arrange a viewing, please call **23255**, or email on **PropertySales@tps.co.sh**, or write to **The Property Shop, Alarm Forest**  
Please quote Ref: **LV00108**

## Property Description

The cottage is situated in a north-facing gated plot overlooking Beale's Valley and Fisher's Valley, offering an outstanding sunny view, including the airport to the east. It includes three bedrooms of modest size, and an open plan lounge and dining room arrangement.

While the property can be characterised as in need of sympathetic restoration and decoration work, it offers an excellent opportunity for buyers looking to modernise and make the property their own from the start.

With plenty of grounds, it is ideal for a small family with a penchant for the tranquillity of a rural location, while being in comfortable proximity to neighbouring houses and facilities.

The property is detached, and sits in its own gated plot.



## Location

The property is situated down the communal track behind the old flax mill at Woody Ridge, about 200m on the left. (See also [Google Map](#))

## Detailed description

### Inside

The property has two exterior doors. Access to the front of the bungalow is via the glass sliding door leading into the Lounge, and a rear door leads through an entry-way into the Hall.

The cottage is built of rendered 6" concrete blocks. All ceilings are made of hardboard panels set in aluminium frames at a height of 8ft (2.4m). Internal floors are bare concrete, with some covering of Marley tiles. All windows are single glazed with hinged sash, made of treated pine and with brass fittings. (Some frames are made of Iroko wood). All walls are rendered and painted white.

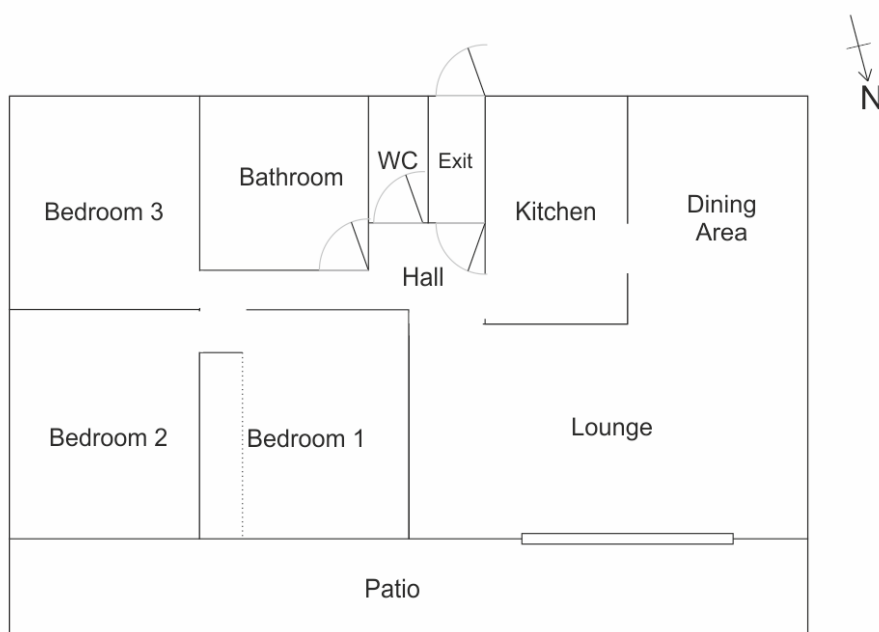
Most rooms do not have doors. Where provided, interior doors are hardboard-covered wood framed doors with simple fittings.

### Lounge/Diner

L-shaped space with maximum dimensions 7.5m x 7.0m. The front section of the room (approximately 7.0m x 4.0m) is likely used as the Lounge, while the rear section (approximately 4.0m x 3.0m) serves as the Dining Area. Three ceiling rose light fittings, TV point, three double electric sockets. Windows to west and south, glass sliding door to Patio, open archway to Hall, open archway to Kitchen.

### Kitchen

4.0m x 2.5m space. Marley tiled floor. Sink with double drainer with taps, and cupboard under. Cupboard with worktop. Cooker point and one further double electric socket. Fluorescent strip light, smoke alarm. Window to south, open archway to Dining Area, open archway to Hall.



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## Hall

L-shaped space with maximum dimensions 4.2m x 1.5m. Marley tiled floor. Telephone point, switch for electric shower in Bathroom. Two ceiling light fittings, smoke alarm. Door to Exit Porch, door to Toilet, door to Bathroom, open archways to Lounge, Kitchen, Bedrooms 1, 2 and 3.

## Exit Porch

2.2m x 1.2m space. ELCB. Exterior (lockable) door to Hall, exterior (not lockable) door to rear of house.

## Toilet (WC)

2.2m x 1.2m space. Marley tiled floor. Ceiling light fitting with pull-switch, low-flush toilet suite, wash-hand basin. Window to south, door to Hall.

## Bathroom

3.3m x 3.0m space. Marley-tiled floor, ceiling light fitting with pull-switch, bath with electric shower over and shower curtain surround. Sink with taps. Window to south, door to Hall.

## Bedroom 1

3.5m x 3.2m space. A 1m-wide space is reserved for a built-in wardrobe (not completed). TV point, ceiling light fitting (chandelier type), one double electric socket. Window to north (Patio), open archway to Hall.

## Bedroom 2

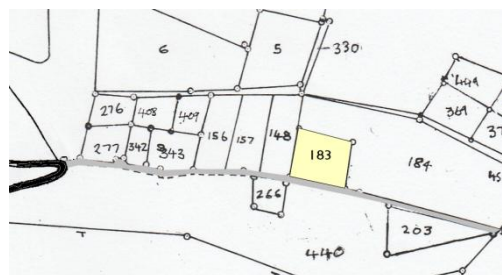
3.5m x 3.3m space. Ceiling light fitting, one double electric socket. Windows to east and to north (Patio), open archway to Hall.

## Bedroom 3

3.3m x 3.3m space. Marley tiled floor. Ceiling light fitting, one double electric socket. Windows to east and south, open archway to Hall.

## Outside

The plot is square with the cottage occupying the south-west corner. In front of the house the garden is a mixture of lawn and bushes and shrubs, culminating in a steep bank with trees of various types. The remainder of the flat ground is given to a private parking area which issues on to the shared track at the rear of the house, which leads to the public road joining Hutts Gate and Levelwood at the site of the old flax mill at Woody Ridge.



See also [Google Map](#)

The house is provided with a covered Patio to the north and has a concrete pavement on the other three sides.

Waste water and sewage waste is accommodated by a septic tank in the grounds, with overflow water leading to a soakaway on the front bank. There is no solar panel for water heating and the rainwater management is in need of some attention.

The roof is made of asbestos panels which appear to be in good repair, with a TV aerial mounted at the western end. There are three exterior security lights, and at the rear is an outside water tap. In the front garden is a BBQ station fashioned from concrete blocks.

### Covered Patio (north facing)

14.5m x 1.7m patio, open on two sides, concrete stanchions.

## Summary

Total footprint (not including pavements and driveways)

Total built area: 1,173 sq.ft (or 109 sq.m) – not including patio

Total floor space: 1,432 sq.ft (or 133 sq.m) – including patio

(approximate only)

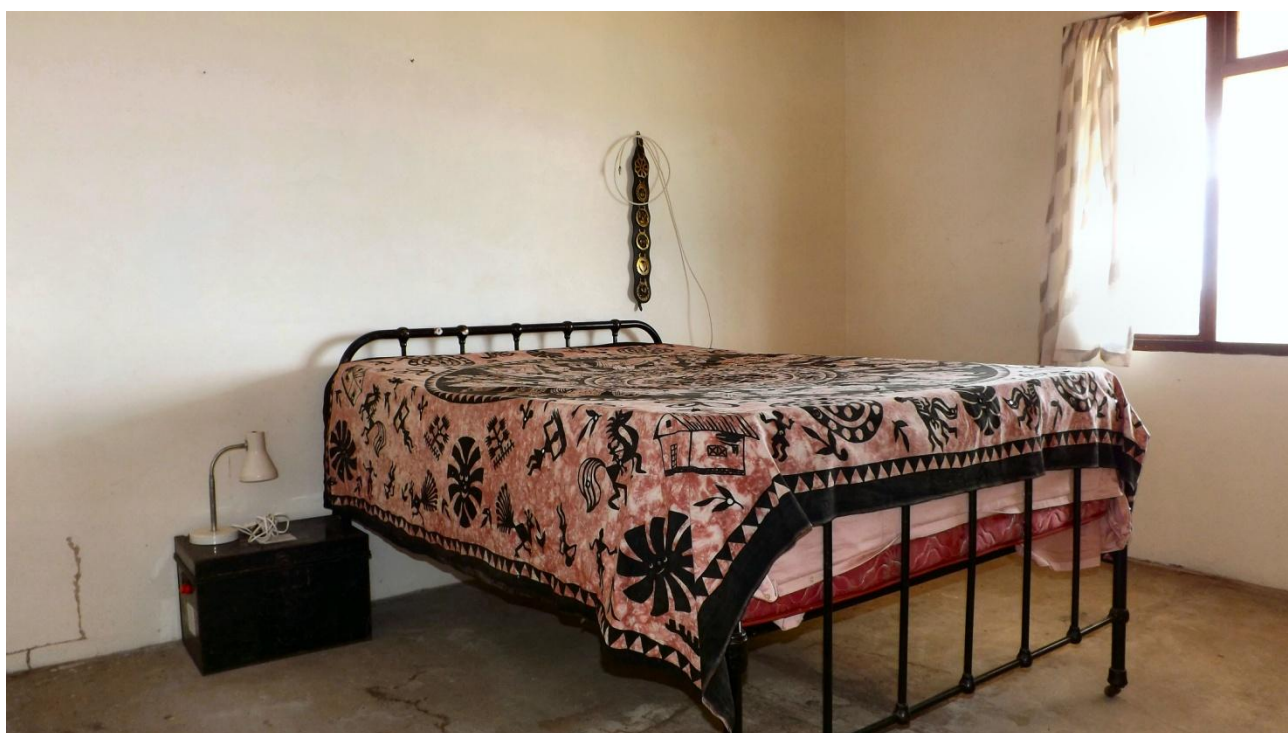


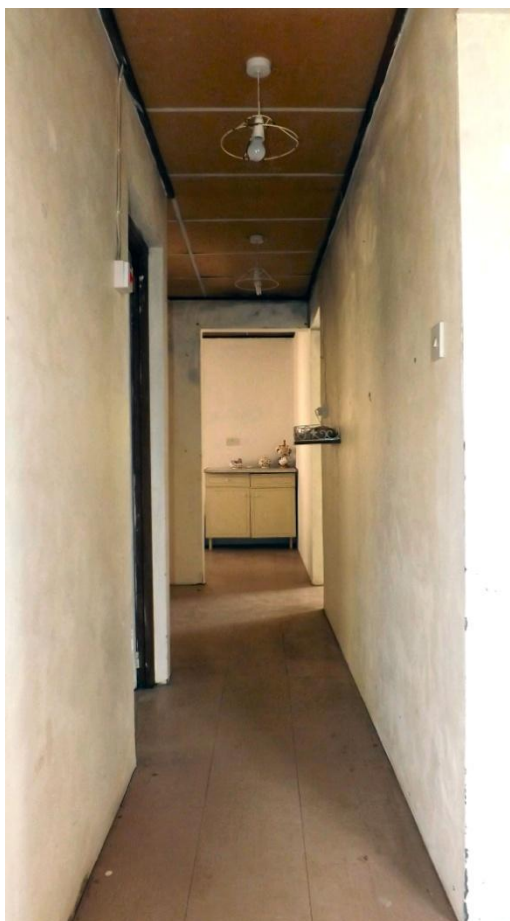
## Gallery



▲ Lounge/Diner

Bedroom 1 ▼





▲ Hall



Kitchen ▲

Bathroom ▼







▲ Patio

View from garden ▼



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## Note concerning fixtures, fittings and furnishings included in the sale

The property is offered for sale including all fixtures and fittings. In addition, furniture and appliances are included in the sale. The list of major items includes

- One iron-framed double-bed with mattresses
- One iron-framed single bed
- Two wood-framed free-standing room dividers
- One radio/CD player
- Various chairs, tables etc.
- Plus curtains and small items.

## Land Registry details<sup>1</sup>

The property for sale occupies the following plot:

Silver Hill Registration Section, Parcel 183, 0.49 acres

- Title is Absolute, tenure is Freehold
- Standard SHG transfer conditions registered

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<sup>1</sup> This information is an extract from documents held at the Land Registry and is provided for convenience only. Readers must not rely on this information in any legal sense. Please refer to the Land Registrar for definitive extracts.



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## Notes

- Services: Water, electricity, telephone/internet, radio and TV coverage. Sewerage services provided by own septic tank.
- Furnishings: The house is currently available unfurnished other than fixtures and fittings mentioned, which are part of the sale. See "Note concerning fixtures, fittings and furnishings included in the sale" on page 8.
- Access: The property is served via a shared track from the public road.
- Tenure: Freehold
- Condition: The property would benefit from sympathetic restoration and redecoration.
- Viewing: By appointment with The Property Shop

## Further information

Email: [PropertySales@tps.co.sh](mailto:PropertySales@tps.co.sh)  
Telephone: (+290) 23255 or (+290) 63661

**Please note: The information contained within these particulars has been approved by the vendor and/or his/her representative and is believed to be accurate. All measurements are approximate and for guidance only. The vendor reserves the right to remove any fixtures and fittings, floor coverings, curtains or appliances unless specific arrangements are made for their inclusion in the sale. None of the electrical, heating or plumbing systems have been tested.**