

# SPENCE WILLARD



Gillmans, Brighstone, Isle Of Wight

# *A rare and exciting opportunity to acquire a fine Grade II listed thatched cottage and detached converted barn that provides high quality accommodation.*

## VIEWING

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Gillmans is exceptionally well presented and has been upgraded over the past decade to a high standard. The property offers an abundance of character and benefits from being set close to the heart of this popular rural village and located along a quiet lane within easy walking distance of the local facilities.

This historic house offers large, light and sunny reception rooms downstairs and three bedrooms a bathroom and a shower room upstairs and is set within thoughtfully designed and well-maintained grounds. The converted thatched barn comprising two double bedrooms, two bathrooms, kitchen/diner and has a successful track record within the holiday letting market.

The current owners have undertaken a lot of changes to include: - installed bespoke secondary glazing, had much of house re-pointed (using a company that specialises in houses of historical significance), a new shower room, hard wood cladding on the south elevation of the barn conversion. The stunning inglenook fireplace in the main sitting room has been re-pointed with major brick/stonework refurbishment. Outside there is a summer house and quality shed/timber storage buildings. To the north of the house there is a further lawned area next to a large car parking area.

Brightstone is a popular and sought-after village, close to the Island's sandy south coast beaches and with a good range of amenities including a general stores, newsagents, post office, church, primary school, doctors surgery and library.

Glazed external door into;

ENTRANCE PORCH Tiled floor and partially glazed, hardwood door opening onto;

HALLWAY With doors off to;

### LOUNGE

17' 2 (max)" x 16' 2 (max)" (5.23m x 4.93m) A fabulous, large living room flooded with light from the triple aspect windows and French doors leading onto the rear garden. Windows to the front and rear give a pleasant outlook over the attractive gardens. At the heart of the room is an original Inglenook fireplace with flagstone hearth and wooden beamed mantle over, housing a large multi-fuel burning stove. With exposed ceiling beam adding additional character to this charming room.

### DINING ROOM

16' 2 (max)" x 17' 8 (max)" (4.93m x 5.38m) Another large, light-filled room making a spacious dining area ideal for entertaining. With feature Inglenook fireplace with stone surround and flagstone hearth and exposed beamed ceiling, oak wooden flooring and this room too is full of character. The windows to the front and rear have deep sills and give lovely views out over the rear garden. With doors off to staircase to the first floor and;

CLOAKROOM WC and hand basin, windows to side and front and useful additional storage space.

#### KITCHEN

17' 3 (max)" x 8' 6 (max)" (5.26m x 2.59m) This kitchen extension provides a homely, cottage style kitchen with a pleasant outlook over the rear garden. Well fitted with a good selection of farmhouse style wall mounted and floor units comprising cupboards and drawers. Solid wood worktops with inset Belfast sink with mixer tap over. Integrated induction and electric oven and fridge freezer, space and plumbing for dishwasher, washing machine and tumble dryer. New LTV floor. A glazed door leads out onto the rear patio and garden beyond and a door to the front leads into a second porch area, with exposed stone walls, LTV flooring and external door out to the front driveway. To the side of the house is a useful store housing boiler and hot water tank.

**FIRST FLOOR** A large landing with windows to the front and shelved airing cupboard.

#### BEDROOM 1

18' 7 (incl. wardrobes)" x 11' 3" (5.66m x 3.43m) A large master bedroom with windows to the side and rear with views over the pretty gardens. With a built-in double wardrobe with hanging space and shelving. The room is conveniently located next to a shower room, which could if desired be made into a self-contained master bedroom suite.

**SHOWER ROOM** A recently fitted and spacious shower room with suite comprising WC, hand basin with fitted units and shower cubicle with mains shower. With window to front, electric heater and loft access hatch with fold down ladder, light and power and not boarded.

#### BEDROOM 2

10' 11" x 8' 3" (3.33m x 2.51m) A comfortable double bedroom with window to the rear and built-in double wardrobe with hanging space and shelving.

#### BEDROOM 3

8' 6" x 7' 8" (2.59m x 2.34m) Single bedroom, currently used as a home office with window to the rear.

**BATHROOM** With suite comprising WC, pedestal basin and panelled bath with shower fitment. Tiled splash backs, and window to rear.

**OUTSIDE** Gillmans is set within large, thoughtfully designed and well maintained gardens and has the benefit of being set back from the road. The house is approached via a gravel drive, with five bar gate at the entrance, leading to ample parking to the front and side of the house. The front garden is enclosed by fencing and laid to lawn with a selection of well stocked beds and borders, planted with a good variety of established shrubs and plants.

The rear garden is again, very pretty and the large lawns are interspersed with a wide selection of large and small mature trees, shrubs and seasonal bulbs. The centre piece is a beautiful Willow tree. The garden conveniently divides itself into two halves with a stream running through the centre.

To the immediate rear of the house is a large, paved terrace with pergola- an ideal place from which to enjoy the sunny, southerly aspect. Ample garden storage space is provided by three concealed sturdy garden sheds, one of which has power and lighting. Green house. A summer house with power and light, fully insulated and could be used as a home office. Front thatch and ridge were replaced in 2022 and the rear combed. The Barn thatch was renewed in 2010 and the ridge renewed in 2020 and the front was combed.

Within the front gravelled area is an old barn, with a private garden and feature Willow tree. Converted in recent years to provide additional accommodation, half of which has been successfully holiday let over the past 10 years from April - October, generating approx. £8,000 annually. This income could be increased considerably if the entire barn was let and the season increased.

**STABLE COTTAGE** Entrance through a stable door to main:

#### KITCHEN/DINER/LIVING ROOM

14' 6" x 14' 2" (4.42m x 4.32m) Window overlooking garden. Recently refurbished with units comprising integrated sink and drainer and electric cooker. Door and step through to;

#### BEDROOM

16' 3" x 12' 9" (4.95m x 3.89m) Spacious double bedroom with two windows to the front and door to gravelled area and step and door into;





**ENSUITE BATHROOM** Recently refurbished with white suite comprising WC, hand basin with fitted cupboard and bath with shower fitment over. Fully tiled with electric heater.  
Two interconnecting doors and step into The Hayloft currently used as additional guest accommodation to the main house. This section can easily be combined with the Stable Cottage letting area, making it a two bedroom, two bathroom property, thus increasing potential rental income. Comprising;

**DRESSING AREA** with window to the front and loft hatch with light door to;

**BATHROOM** with white suite comprising WC, hand basin and bath with electric shower. With window to rear and electric heater.

**BEDROOM**

14' 7" x 13' 7" (4.44m x 4.14m) An attractive, spacious bedroom with high ceiling and feature old beams. Window with deep sill to the front garden, two windows overlooking the driveway and door leading on to it.

**EPC Rating** n/a

**COUNCIL TAX** G Main House, The Barn is on business rates.

**SERVICES** All mains services connected. Oil fired central heating with radiators throughout.

**POSTCODE** PO30 4BA

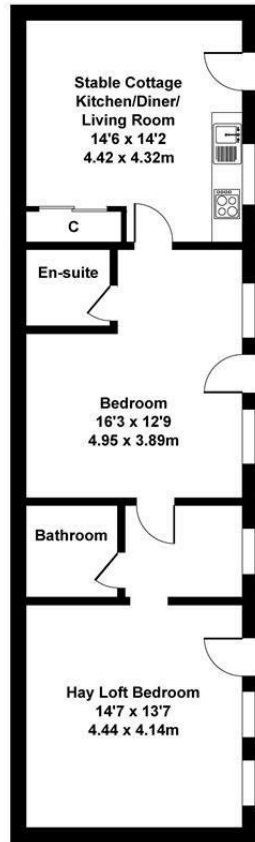
**VIEWINGS** Strictly by prior appointment with the sole selling agent, Spence Willard.



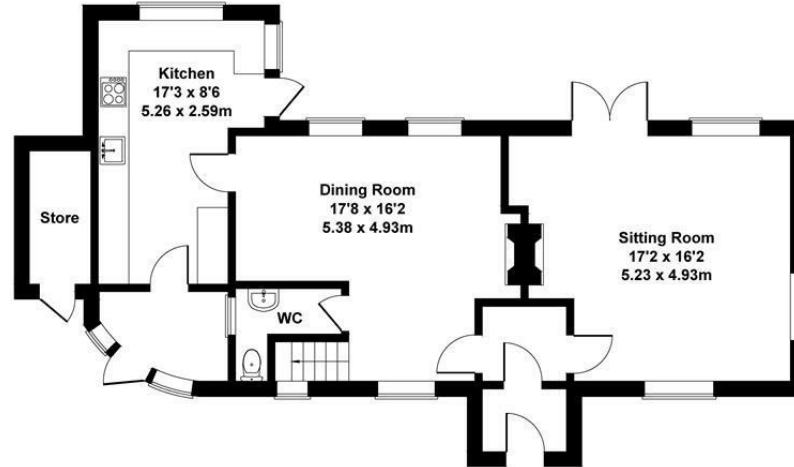


# Gillmans Brighstone

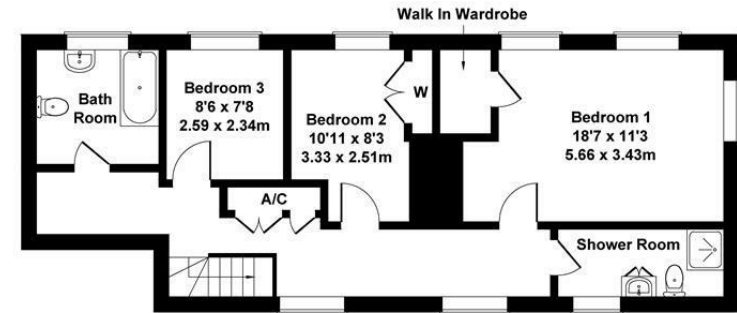
Approximate Gross Internal Area  
2306 sq ft - 214 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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