

SPENCE WILLARD



Fishers Cottage, Brighstone, Isle of Wight

An immaculately presented three-bedroom detached period cottage located close to the center of Brighstone in a private position with country views – all set within a truly stunning garden that leads down to a babbling brook.

VIEWING

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Fishers Cottage is available to the market for the first time in nearly 40 years. This magical property has been fastidiously maintained throughout and presents in excellent condition both inside and out. This is a superb opportunity to acquire a pretty and historic (not Listed) cottage that is positioned at the end of a private drive within an exceptionally well cared for garden. It has timber double glazed windows and a range of quality outbuildings.

Conveniently located on the edge of the village centre, but with ownership of a private drive that leads to the property. All the rooms in the house enjoy a lovely aspect over the garden and surrounding countryside. There are two bedrooms with vaulted ceilings on the first floor. A shower room, and wash hand basin and separate WC with wash hand basin. On the ground floor there is a stunning south facing main sitting room with a feature fireplace at the western end. A separate dining room is located on the southern side of the house with great views over the front garden. There is a characterful original old front door that leads through to the sunroom, a perfect place to sit and watch the garden which clearly enjoys a high nature value. Uncommon birds such as warblers and kingfishers are seen around the lower stream area with the mature plants alongside the banks.

There is a good-sized south facing kitchen with an excellent range of wall and base units all with solid wood worktops. Rear door from the kitchen leads to a side/rear lobby with further utility room with wash hand basin. The third bedroom is located on the ground floor and has a shower in the corner. There is a ground floor WC and wash hand basin.

The property delivers exceptional views over its own formal garden, the stream and beyond over a pretty paddock which typically houses ponies. The sellers are keen gardeners, and it is packed full of impressive shrubs with specimen plants.

Outside

Not only is Fishers Cottage very well cared for; the garden is stunning. There is a formal lawn on the southern elevation of the house and paths that link between the various outbuildings and kitchen/vegetable garden. There is a covered outside kitchen building, with a separate home garden office, gym room and glass house. On the western side of the house is a garage for two cars. Adjacent to the garage is a superb and well-equipped workshop with power and workbenches. A fabulous kitchen/vegetable garden is positioned in the south-west corner of the garden that has the benefit of raised beds, cages, covered seating area and a proper well with pump. At the end of the garden there are steps that lead down to the stream and lower garden. The garden and house enjoys wonderful views across the stream towards a pretty, rural paddock enclosed by mature native hedgerows. The property is approached via a private drive that forms part of the plot - with manicured grass centre strip between the tyre tread strips.

Services Private drainage. Power and water serve the property. Electric night storage heating.

EPC Rating G.

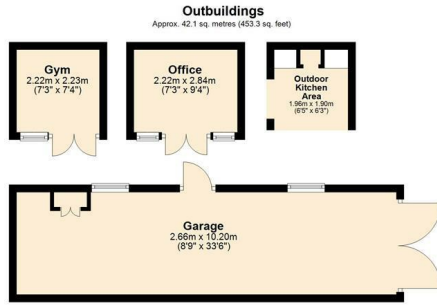
Council Tax Band E.

Postcode PO30 4BB

Tenure Freehold

Viewings Strictly by prior appointment with the selling agent, Spence Willard.





Total area: approx. 144.3 sq. metres (1553.0 sq. feet)
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Fishers Cottage, New Road, Brighton, PO30 4BB



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