



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Bracklesham

24 Nunwell Street, Sandown, Isle of Wight PO36 9DE



Bracklesham is a grand, five-bedroom detached home, which has been brought up to date by the current owners in a chic scheme that beautifully complements the period character and charm of the original building.

- Substantial, detached, five-bedroom home
- Updated throughout by the current owners
- Open plan kitchen/breakfast room and a large lounge/diner
- Sought-after location with views towards Brading Down
- Gas central heating and slim double glazing
- Full of original character features and period charm
- Spacious accommodation and a light, bright ambience
- Private driveway parking with a detached garage
- Local amenities nearby in Sandown Town Centre
- Beaches and train station within walking distance

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in 1922, this characterful five-bedroom property is set in a peaceful residential location, conveniently close to plenty of local amenities and award-winning sandy beaches. The expansive accommodation has been updated throughout in a scheme that enhances the wealth of charming period features, including timber ceiling beams, traditional internal doors, picture rails, deep skirting, and beautiful stained-glass windows. Accommodation is arranged with a flowing layout, comprising of a grand entrance hall, spacious lounge/diner, kitchen, breakfast room, utility area, cloakroom and sunroom on the ground floor, with a large landing, five bedrooms, a family bathroom and a shower room on the first floor. Outside there is a generously proportioned rear garden which is mainly laid to lawn with elevated paved terraces, with access to a large cellar consisting of three large areas, and to the front is a delightful well-established garden alongside driveway parking for multiple vehicles and a detached garage.

The property is positioned in a fantastic seaside location within easy walking distance to the spectacular golden beaches of Sandown Bay. The Esplanade and the High Street are also conveniently located within a ten-minute walk which offers further beautiful beaches, a range of shops, cafes and restaurants. For keen fitness and wellness enthusiasts, the Heights Leisure Centre is nearby and offers fitness classes and a gym, a large swimming pool, and a health suite with a sauna and steam room. Sandown is served by Southern Vectis bus routes 2, 3 and 8 providing direct services to Bembridge, Newport, Ryde, Shanklin and Ventnor. Sandown train station is also located just a short walk from the property, providing a direct connection to high-speed cross-Solent ferry services from Ryde to the mainland.

Welcome to Bracklesham

A delightful front garden with a picket fence and well-established shrub borders is set alongside a driveway which sweeps round to the front entrance door. Sheltered by a large open porch with an original tiled floor and an attractive stained-glass window, a gothic style timber front door opens to a grand hallway entrance.

Entrance Hallway

16'05 x 12'06 max (5.00m x 3.81m max)

Boasting original parquet wood flooring and a stained-glass window, the characterful hallway creates a delightful first impression with its period patterned wallpaper, elegant chandelier, exposed timber ceiling beams, and a wide turning staircase with a wooden spindle balustrade. This space provides access to a lounge-diner through a set of impressive bi-fold glazed timber doors, a sunroom through a matching set of double French doors and a breakfast room which is located via a wooden panel door. A convenient cloakroom is also located here and is neatly tucked away underneath the staircase.

Lounge-Diner

38'09 into bay x 14'11 max (11.81m into bay x 4.55m max)

Enjoying a large window to the front aspect and a bay window to the rear aspect which offers lovely views towards Brading Down, this generous living area provides an abundance of space for entertaining or relaxing. Creating a characterful focal point of the room, a handsome solid wood fireplace with an attractive tile inset and a tiled hearth houses a coal-effect gas fire. With a neutral interior, the room has a light beige carpet and a cream and white colour palette on the walls which feature a traditional picture rail and deep skirting. The room also features two slim windows to the side aspect and two chandeliers.

Breakfast Room

14'10 max x 12'10 (4.52m max x 3.91m)

With a window to the rear aspect, the breakfast room is conveniently located next to the kitchen and is presented in a soft blue scheme over beautiful pine floorboards. The breakfast room has a substantial fireplace with a timber mantle and red brick hearth, and there is a large floor to ceiling built-in cupboard which houses a water tank. The breakfast room is semi-open-plan to the kitchen to create a very social space, ideal for entertaining.



Kitchen

12'04 x 9'04 (3.76m x 2.84m)

Recently opened up and completely upgraded by the current owners, the kitchen is light and bright, with dual aspect glazing and a fantastic mix of base, wall and full height cabinets, presented in a soft grey shaker style and complemented with solid wood butcher block worktops and period quarry tile flooring. Beneath the front window is a twin sink with a swan neck mixer, and integrated appliances include a oven/grill, induction hob with an extractor hood over, a dishwasher and a fridge. There is a door to a useful under-stairs storage cupboard, plus there is a glazed door that adds further natural light and leads to the utility area.

Utility Room

10'05 x 5'01 (3.18m x 1.55m)

Finished with a tiled floor, this functional room has a dwarf brick wall construction with double-glazing above and a lean-to glazed roof. With plumbing connections and plenty of space to accommodate laundry appliances, the room also benefits from a door providing access to the rear garden.

Sunroom

10'11 x 9'0 (3.33m x 2.74m)

This light and airy room has an original tiled floor and glazed bi-fold timber doors which fully open to create a seamless transition to an external seating area where you can sit and admire the rear garden and beautiful sunsets beyond. Displaying a delightful piece of history, the room features an original disconnected service push button on the wall.

Cloakroom

Neatly tucked away beneath the staircase, this convenient room is surprisingly spacious and has a traditional white suite, which consists of a wall-mounted hand basin and a low-level WC located beneath an obscure glazed window to the front aspect. With a neutral interior, the walls are mainly tiled and the flooring features original tiling.

First Floor Landing

A magnificent turning staircase, complete with a royal blue carpet, flows to a spacious gallery landing area which boasts a beautiful art-deco style stained glass window to the front aspect and a central chandelier. With a cream carpet and sunny yellow decor, this space provides access to a large built-in laundry cupboard and a generously proportioned loft space which is partially boarded. Traditional wooden panel doors with brass doorknobs open to all five bedrooms, the bathroom and the shower room.

Bedroom One

21'06 into bay x 12'11 max (6.55m into bay x 3.94m max)

With fabulous period green decor, this carpeted bedroom is generously proportioned and enjoys wonderful views towards the rural landscape of Brading Down from a large bay window to the rear aspect. The primary bedroom also has the added benefit of a luxuriously large set of fitted wardrobes which span the length of the room.

Family Bathroom

Recently refurbished, the family bathroom is finished in soft neutral colours and tiling over a wood-vinyl floor. A white suite comprises a large bath with a shower over, complete with a sleek glass screen, a beautiful large floating vanity basin with storage under and a matching dual-flush low-level WC. The bathroom also has a window with patterned glass for privacy.

Bedroom Two

16'04 x 13'06 (4.98m x 4.11m)

Another spacious, light room with soft neutral carpet and décor and a large window to the front aspect.



Bedroom Three

13'03 max x 10'07 (4.04m max x 3.23m)

Decorated in elegant soft pink shades over a neutral carpet, this room has a window to the rear aspect overlooking the garden and rural views beyond. The bedroom benefits from an enclosed shower cubicle with an electric shower unit and a recently updated vanity hand basin unit in a period style.

Bedroom Four

12'05 x 9'10 (3.78m x 3.00m)

Currently used as a fantastic hobby room, this versatile space is presented with painted floorboards and soft grey walls and boasts large built-in storage cupboards on either side of a dormer window which faces the rear aspect.

Bedroom Five

13'1" max x 10'11" max (3.99m max x 3.35m max)

With a window to the front aspect, this room also features a fresh white colour scheme over a neutral carpet.

Shower Room

Recently extended, period tiling combines with modern tiling, a decorative vinyl tyle floor and decorative botanical wallpaper to create a functional and stylish shower room. There is a large walk-in shower with standard and rain shower heads, a large floating vanity basin in soft grey and a WC, plus there is a window with patterned glass for privacy.

Outside

The surrounding grounds of this magnificent home offer plenty of outdoor space and are perfect for keen garden enthusiasts. To the front, there is a lawn area with a rockery and a range of well-established shrubs which create privacy and interest. Access to the rear garden is provided by gates located on either side of the property. A large rear garden is mostly laid to lawn and enjoys lovely views towards the Brading Down landscape. A beautiful range of mature shrubs and trees can be admired featuring bay trees, a Japanese flowering cherry tree, lilac trees, and a magnolia tree. The rear of the property is graced with a lovely display of wisteria beneath the bay window from the lounge-diner and there are elevated paved terrace areas which have centralised stone steps that elegantly lead down to the lawn area. The paved terrace area also provides walk-in access to a large cellar.

Cellar

The property boasts a generous cellar space with approximately 1.7m of head height, consisting of three primary areas, and extending beneath the floor space of the house. Currently used as a storage area with a water supply and lighting, this great space provides useful storage and offers further potential.

Driveway and Garage

A driveway to the front of the property provides off-road parking for multiple vehicles and there is a detached pitched roof garage with power and lighting which has an electric up and over door presented in soft green to match the exterior detailing of the house.

Bracklesham is a magnificent and generously sized property boasting period character and charm, brought up to date by the current owners and set in a popular and convenient seaside location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: G

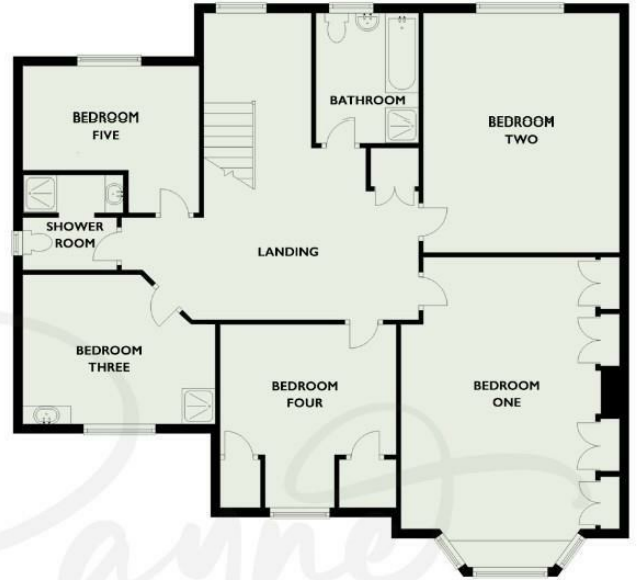
Services: Mains water, gas, electricity and drainage



Ground Floor
1259sqft (117sqm) approx.



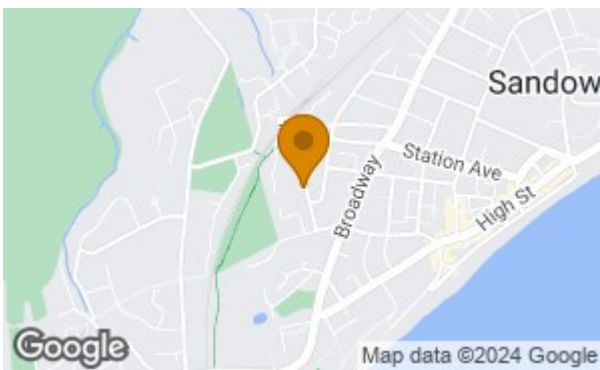
First Floor
1319sqft (123sqm) approx.



Cellar
645sqft (60sqm) approx. (restricted head height)



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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