



# Briarwood House

Church Hill, Totland Bay, PO39 0EU



**£1,125,000**  
FREEHOLD



Occupying a spacious plot within a highly sought after area of the West Wight, this well-proportioned property offers seven bedrooms, three bathrooms, generous living accommodation plus a large garden and driveway parking.

- Stunning Victorian detached house
- Three reception rooms plus a conservatory
- Spacious, well-proportioned accommodation
- Sea glimpses and views towards Compton Downs
- Fantastic location for schools, beaches and mainland links
- Seven bedrooms and three bathrooms
- Utility room plus ground floor cloakroom
- Generous plot with wrap around garden
- Quiet, residential location
- Driveway parking and garage

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

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Originally constructed in 1903, this period seven-bedroom property is located in a quiet yet highly convenient area for local amenities, mainland travel links, and golden sandy beaches. The property has been renovated, updated, and restored over 14 years by the current owners including restoration of period features, updating central heating, electrics, plumbing, and kitchens and bathrooms. The expansive accommodation is arranged with a flowing layout comprising a porch leading into one of the reception rooms which leads through to the hall, providing access to two further reception rooms, a conservatory, the kitchen diner, the utility room, pantry, and the rear lobby with access to the ground floor cloakroom. A stairwell from here leads to the bathroom, four double bedrooms (one with an en-suite), the shower room, a separate cloakroom and the airing cupboard. A further stairwell goes up to the second-floor landing, two more double bedrooms, and a single bedroom which provides access to the attic space. Outside, there is a generous wrap around garden with a fantastic lawn to the rear plus a secluded section of garden which lends itself perfectly to growing vegetables. The front of the property offers ample parking for three vehicles plus the potential to create more, if desired.

Located in a conservation area on the western tip of the Isle of Wight, close to the world famous Needles rocks and Tennyson Down, and a short distance from the seaside towns of Freshwater and Yarmouth, this property enjoys a peaceful position in the village of Totland which is a popular spot for walkers, birdwatchers and those who enjoy the tranquillity of rural surroundings. The property is just a short stroll away the picturesque beach of Totland Bay which enjoys clear turquoise waters and is ideal for swimming. There is also a wonderful pub located on the sea wall serving freshly prepared Mediterranean cuisine and a popular café restaurant situated on the old Totland Pier, providing a great place to eat as you watch the sun sink below the horizon. The village has a general store, post office and a range of other shops, and is served by Southern Vectis buses on route 7 and 12 which connect with Freshwater, Yarmouth and Newport including intermediate villages. During the summer months, an open-top 'Needles Breezer' bus tour also serves the village. The Wightlink car ferry from Yarmouth is only a 10 minute drive away and connects to the mainland via Lymington, and a Red Funnel foot passenger service from Cowes and car ferry service from East Cowes to Southampton are located just over half an hour away.

### **Welcome to Briarwood House**

Tucked away in a setback position from the road, Briarwood House benefits from a gravel driveway enclosed by a five-bar gate. A delightful front garden planted with a range of colourful roses, shrubs and trees enliven the front of the house. A brick paved pathway leads to the front door.

### **Porch**

*5'01 x 4'03 (1.55m x 1.30m)*

A traditional wooden door opens into a handy porch space. Lit by a recessed spotlight, this space presents beautiful original Victorian floor tiles, and also has an electrical consumer unit. A traditional panel door opens into the library.

### **Library**

*16'06 x 13'00 (5.03m x 3.96m)*

Featuring stunning restored floorboards which are featured through most of the property, this lovely reception room is naturally lit by dual aspect windows to the front and side. The space features a lovely fireplace with a stone surround including a multi-fuel log burner. There are period features including deep skirting boards, dado rails, and picture rails which can be found throughout the property.

### **Hallway**

*extending to 21'11 approx (extending to 6.68m approx)*

This spacious hallway at the heart of the property provides access through the property and offers the stairwell to the first floor. Featuring the thermostat, the space has an internal window to the side, looking into the side porch, and also has access to the understairs cupboard which houses the vented water cylinder.





### **Rear Lobby**

*extending to 9'01 (extending to 2.77m)*

Continuing from the hallway, this handy space is neutrally decorated and leads to the rear door, ground floor cloakroom, and a handy cupboard space with a window.

### **Ground Floor Cloakroom**

An obscure glazed window to the side provides the space with privacy and natural light whilst offering a w.c and a wall mounted hand basin. The space is neutrally decorated with midway panelling.

### **Dining Room**

*16'06 into box bay x 16'00 max (5.03m into box bay x 4.88m max)*

Continuing the Victorian floorboards, this lovely room has a box bay window to the front aspect and a beautiful 'Rayburn' log burner for those cool winter evenings.

### **Sitting Room**

*15'10 max x 14'04 (4.83m max x 4.37m)*

Situated at the heart of the home, this fantastic sitting room features a delightful fireplace with a log burner, two windows to the side aspect and some lovely French doors to the rear, which open into the conservatory.

### **Conservatory**

*13'09 x 11'11 (4.19m x 3.63m)*

This fantastic space presents 180-degree views of the garden with French doors stepping out into the rear garden. The space is finished with floor tiles.

### **Utility Room**

*10'04 x 5'05 max (3.15m x 1.65m max)*

This handy room has space for two appliances with a worktop over. Windows to the front and side fill the space with natural light. This space also has plumbing in place to create an additional cloakroom or wet room, if desired.

### **Kitchen - Diner**

*extending to 32'06 x 13'10 max (extending to 9.91m x 4.22m max)*

Naturally lit from the windows to the sides and rear, this stunning kitchen provides space for all the family with a bespoke, handmade kitchen including an integrated dishwasher. With ample cupboard space and undercounter lighting, the space includes a double butler sink as well as a gas range cooker with an extractor over. Heated with underfloor heating, the space has been opened up to allow room for a large dining table and there are French doors that open out onto the garden from the bottom of the room. A door into a small porch area at the side of the property offers an additional entrance into the property.

### **Pantry**

The pantry space is kitted out with shelving all the way around. There is access to the cellar through a trapdoor.

### **Cellar**

This handy space has a wooden staircase leading down from the pantry, through the trapdoor, and offers the ideal spot for a wine cellar.

### **Stairwell to First Floor Landing**

A turning staircase from the hallway leads up to the first floor. The family bathroom is accessed from the turning point on the stairs. Two small horizontal windows at the top of the stairwell allow natural light into the space and there is a large airing cupboard on the landing space as well as a small understairs cupboard.



### **Bathroom**

*8'09 x 7'03 (2.67m x 2.21m)*

This neutrally decorated bathroom includes 'Burlington' style pedestal hand basin, w.c, and a traditional style heated towel rail. A beautiful cast iron bathtub can also be found in this space with a horizontal window above. Two windows to the side aspect also fill the room with natural light and the floor is finished with traditional style floor tiles.

### **Primary Bedroom**

*14'07 max x 14'04 (4.45m max x 4.37m)*

Occupying a rear position within the property with fabulous views of the garden and Compton Downs in the background, this double bedroom is equipped with a built-in wardrobe as well as an en-suite shower room. The space is carpeted, like most of the bedrooms and is neutrally decorated.

### **En-Suite Shower Room**

*6'05 into shower x 3'11 (1.96m into shower x 1.19m)*

Featuring a walk-in shower, w.c, and vanity hand basin, this en-suite shower room is neutrally tiled and features an extractor fan.

### **Bedroom Two**

*16'06 into box bay x 16'00 max (5.03m into box bay x 4.88m max)*

This lovely double bedroom features a box bay window to the front aspect with sea glimpses through the trees. There is a large built-in cupboard here.

### **Bedroom Three**

*16'06 x 13'01 (5.03m x 3.99m)*

Flooded with natural light from the dual aspect windows, this lovely double bedroom is neutrally decorated, continues the exposed floorboards from the landing, and has sea glimpses through the trees.

### **Bedroom Four**

*14'04 max x 14'00 max (4.37m max x 4.27m max)*

This generously proportioned double bedroom offers a built-in cupboard, dual aspect windows to the front and rear, plus a handy hand basin.

### **Shower Room**

*7'00 x 4'08 (2.13m x 1.42m)*

Offering a large walk-in shower, pedestal hand basin and a w.c, this neutrally tiled room has a window to the side aspect.

### **Second Floor Landing**

A wooden turning staircase leads up to the second-floor landing which provides access to a further two double bedrooms and a single bedroom plus plenty of eave's storage. A handy cupboard at the end of the hall offers plumbing for a w.c and the landing is naturally lit by a skylight. The space is finished with exposed wooden floorboards which continue throughout the second floor.

### **Bedroom Five**

*14'01 x 10'10 (4.29m x 3.30m)*

Two windows to the side aspect will the room with natural light and also provide a beautiful view towards Tennyson Downs with a glimpse of the Tennyson Monument through the trees. A Velux window also floods this double room with natural light.



### **Bedroom Six**

*12'03 x 10'11 (3.73m x 3.33m)*

Also offering two windows to the side and a Velux window, this double bedroom has sea glimpses through the trees and stunning views towards Compton Downs. The room is also equipped with a handy built-in cupboard.

### **Bedroom Seven**

*extending to 13'10 and 11'08 (extending to 4.22m and 3.56m)*

This L-shaped room has ample eaves storage as well as access to the attic space. A delightful feature in the room is a porthole window to the front aspect plus a double-glazed dormer window to the side with sea glimpses.

### **Gardens**

Surrounded by mature shrubs and hedging, this private garden offers a large lawn area to the rear of the property which historically was the tennis court for the former school in the area. This makes the lawn the perfect space for activities such as tennis, cricket, croquet or badminton. The garden has plenty of mature, well-established borders as well as a secret garden, tucked away behind trees and shrubs. This delightful spot has a range of raised vegetable beds to grow your own as well as a greenhouse and multiple fruit trees including apple, pear, and even kiwi. Plenty of fruit shrubs are also within this spot including raspberry and blueberry.

### **Parking and Garage**

*15'07 x 10'02 (4.75m x 3.10m)*

Occupying most of the frontage at the property is a gravel driveway with ample space for three vehicles. A garage can also be found here which offers an ideal space for storage.

Offering an abundance of flexible accommodation, Briarwood House is a beautiful, generously proportioned home boasting period character and charm within a peaceful village setting. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E

Services: Mains water and drainage, gas, electricity



2ND FLOOR  
866 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
1136 sq.ft. (105.6 sq.m.) approx.



GROUND FLOOR  
1541 sq.ft. (142.2 sq.m.) approx.



TOTAL FLOOR AREA: 3493 sq.ft. (324.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be used for any legal or financial purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services of a surveyor should be engaged to verify the accuracy of the floorplan and to test the operational efficiency of any services. Measurements have not been tested and no guarantee can be given.  
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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		EU Directive 2002/91/EC	
		54	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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