

SPENCE WILLARD



Brae Lodge Swains Road, Bembridge, Isle Of Wight, PO35 5XS

A light and spacious detached house, set within substantial gardens, just minutes from the beach and coastal path.

VIEWING

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Brae Lodge is located on sought after Swains Road and is ideal as a permanent base or holiday home.

With spacious accommodation over two floors, Brae Lodge is set well back from the road and within its own landscaped gardens. Of particular note is the large kitchen/breakfast room and sitting room which both look out onto the rear gardens with a southerly aspect, perfect for large gatherings and alfresco entertaining. The property occupies a large plot, toward the beach end of Swains Road and has potential for a fourth bedroom and third bathroom to be added, subject to achieving necessary consents. There is however already planning permission granted for a complete redevelopment of the site for a replacement of the house with a substantial 4,000sqft home which has been costed and designed by 'Skandia Hus'. The house plans could be amended to facilitate a variation of the design where the precedent has been set by the current approved application.

The location is idyllic just moments from the sandy beaches of Bembridge and minutes from excellent walking routes on coastal paths to the main village and Harbour. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, in addition to a butchers, fish mongers, farm shop cafes and restaurants. There are high speed passenger ferry links to (22mins) Portsmouth from Ryde approximately 7 miles away.

Accommodation

Ground Floor

Timber and glazed entrance door within a porchway with quarry tiled floor.

Entrance Hall

A light space with timber herringbone parquet floor, high ceilings and under stairs cupboard.

Family Bathroom

With tiled walls and vanity unit wash basin with cupboards under, panelled jacuzzi bath with shower over and W.C.

Bedroom 3

A well-proportioned large double bedroom with built in storage, and windows overlooking the front gardens.

Sitting Room

A central room of excellent proportions with an exposed brick fireplace and slate hearth (with space for a wood burner) and sliding doors which directly lead to the rear terrace and extensive lawn.

Family Room

A large dual aspect room with sliding doors leading to the spacious rear terrace with a southerly aspect, providing splendid views over the rear garden.

Kitchen/Breakfast Room

A particularly light and spacious kitchen with a modern range of undercounter and wall-mounted storage units with grey and black granite stone worktops, incorporating

a stainless-steel sink with mixer tap over, wine chiller, AEG mid-height oven, and Bosch induction hob with extractor hood over. Space and plumbing for a washing machine, a freezer, a dishwasher and fridge/freezer. Quarry tiled floors and a large walk-in larder and separate pantry cupboard.

Garden Room

A versatile modern addition providing an excellent light space for dining and relaxing, with French doors leading to the large rear garden and terrace.

Inner Hallway

Giving direct access from the side front door to the shower/wet room and utility/laundry room, perfect for showering off after a hard day at the beach.

Shower/Wet Room

Contemporary finish with walk-in shower, heated towel rail, pedestal wash basin and W.C.

Airing Cupboard

Housing wall-mounted gas fired boiler, and storage.

Storage cupboard

A versatile area, housing services to the property.

Utility/Laundry Room

Further worktops with undercounter storage and space for a washing machine and tumble dryer. High level shelving, and direct access to the rear garden through the glazed back door.

First floor

A well-proportioned and light filled galleried landing with space for a home office and window overlooking the front garden and driveway.

Bedroom 1

Generous double room with dual aspects giving views over the front and rear gardens, with built-in wardrobe storage.

Bedroom 2

A double bedroom with built-in wardrobes and under eaves storage, and an en-suite bathroom with vanity unit, wash basin, W.C. and Velux window. Loft access to a substantial loft space, ideal for storage or conversion to additional accommodation, subject to achieving necessary consents.

Outside

Brae Lodge sits centrally within its large, newly landscaped plot with lawns and well-stocked gardens to the front and rear and a gated large gravelled driveway with space for parking numerous vehicles. The fully fenced gardens are largely laid to lawn with mature low maintenance beds on either side offering a good deal of privacy including newly planted laurel to the front and a range of other shrubs and small trees. Along the back of the house is a raised terrace, with access from the sitting room, family room, and garden room, and is ideal for outdoor entertaining.

Garage

There is an oversized garage to one side with plenty of space for car/boat storage and water sports equipment.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

Tenure

Freehold

Postcode

PO35 5XS

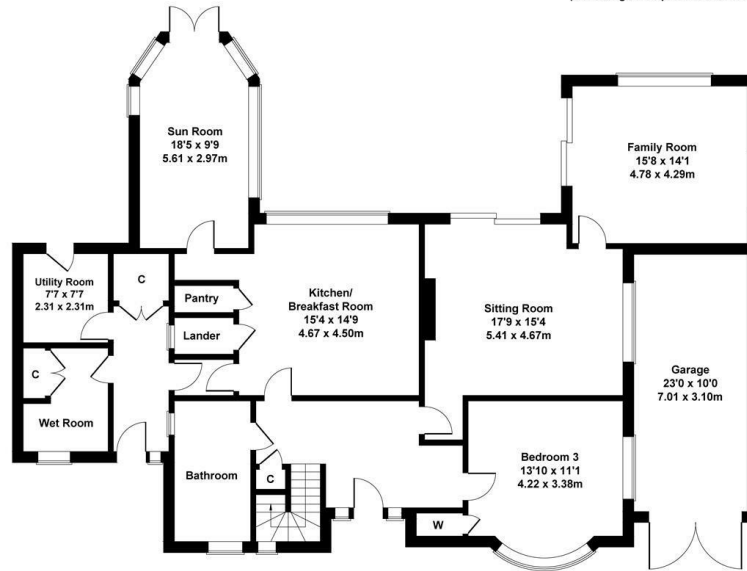
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Viewings

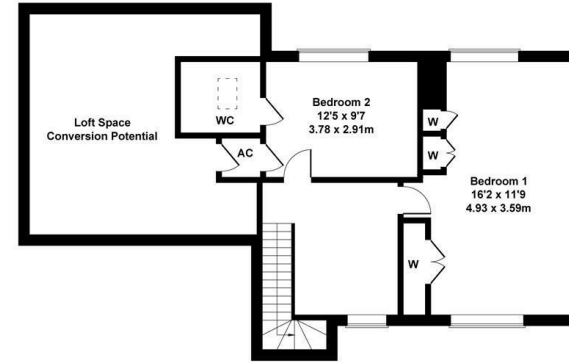
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Brae Lodge
 Approximate Gross Internal Area
 2164 sq ft - 201 sq m
 (Excluding Loft Space Conversion Potential)



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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