

SPENCE WILLARD



Bramcott Lane End Road, Bembridge, Isle of Wight, PO35 5SY

A short walk to the beach and secluded within a mature and private garden this substantial and light family home enjoys a wealth of reception space and character

VIEWING

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Bramcott is an attractive family home set within enclosed private gardens with period features and flowing accommodation of generous proportions. The house boasts an array of 1930's character with brick and white pebble render elevations with Wisteria climbing to the front and side. There are several large reception rooms including a dining room/sitting room and conservatory all with fantastic garden outlook and four good sized bedrooms enjoying maximum natural light on the ground floor. The gardens provide privacy and interest with mature boundaries of Privett, Holmeoak and Laurell and wrap around the house and provide several areas for outdoor dining and entertaining. Off road parking and garaging complete an excellent package.

Superbly located in close proximity to Lane End Beach and slipway and on the coastal path leading to the village or beaches, The Crab and Lobster Pub and culver down in the other direction. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Ground Floor

Entrance

A gate from the driveway accesses a patio with westerly aspect and the front door is found beneath a purple flowering Wisteria adorning the wall.

Porch

With plenty of space for hanging coats. Tiled floors and original timber door.

Hallway

With exposed wood flooring running through to the main living area and under stair cupboard.

Kitchen/Breakfast Room

A light white space with windows overlooking the rear garden and a full range of under-counter and wall-mounted shaker style storage units with oak worktops and white tiled splashbacks. There is space and plumbing for a range style cooker with 'Rangemaster' extractor over. Integrated dishwasher, stainless steel sink with mixer tap over and tongue and groove clad walls to mid height.

Utility Room

With further worktop over space and plumbing for a washing machine and tumble dryer or fridge freezer.

Shower Room

A useful ground floor shower room. Spacious with tiled floors, shower, pedestal wash basin, heated towel rail and W.C.

Sitting Room

This superb dual aspect room occupies the bay window overlooking the gardens and also with gas fire and partition between a large sitting area and a well-proportioned family dining area. A dado rail runs around the room and exposed floorboards give an excellent feel of space, light and hand carved character.

Conservatory

A substantial addition on the eastern elevation is the garden room with superb outlook and access to the decking. Currently arranged to provide a seating area and additional dining space with ceiling mounted air circulation fans and central heating via radiators.

First Floor

Stairs rise to a light filled galleried landing with window overlooking the front. The first floor comprises four bedrooms, three of which are substantial doubles with garden outlook. The master suite enjoys dual aspect windows with fantastic views.

Family Bathroom

An excellent family bathroom suite, incorporating a shower, separate panelled bath, pedestal wash basin, heated towel rail and W.C.

Outside

Bramcott is set back from Lane End Road within wonderful gardens largely laid to lawn with well-stocked and colourful beds set against a mature boundary of hedging. This offers several excellent spaces to sit and enjoy the sun and outlook at various times of the day. A seating area on the western side beneath the Wisteria cladding with two other terraces off the conservatory and in the far corner a raised deck with sunken area for a fire pit which also achieves wonderful evening sun as well as a view along Lane End toward the sea. There is plenty of parking on a gravelled driveway in front of a detached garage with garden shed behind.

Garage

A detached garage offers a large storage space with power, lighting and a window and is currently utilised as storage, workshop and houses an ancillary fridge/freezer.

Services

Mains electricity, water and drainage, heating is provided by gas fired boiler located in the downstairs shower room and delivered via radiators.

Tenure

The property is offered freehold.

EPC Rating

TBC

Council Tax

Band G

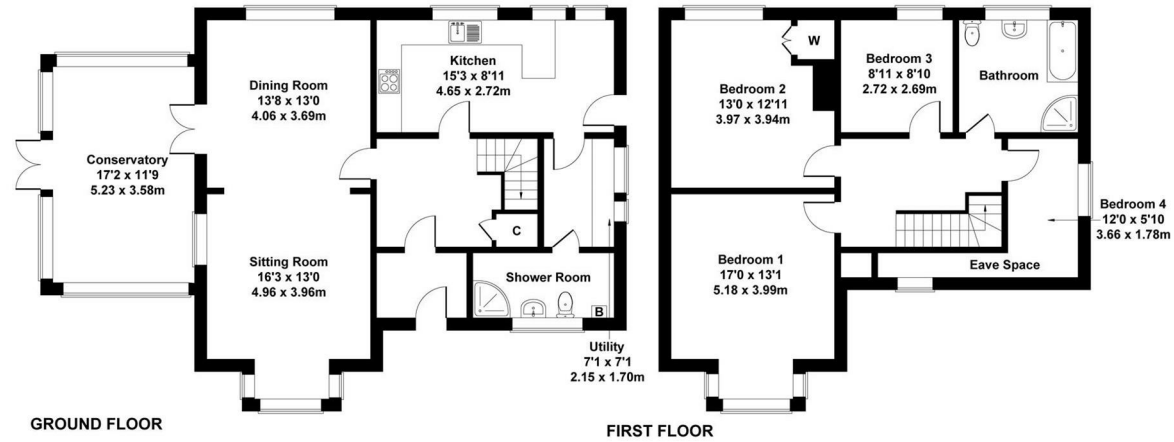
Postcode

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Bramcott

Approximate Gross Internal Area
1625 sq ft - 151 sq m



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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