









# Pint House Frarydene

Emsworth, PO10 8HU

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- SOUTHERLY ASPECT REAR GARDEN
- SCOPE TO EXTEND FURTHER (STPP)
- DRIVEWAY & GARAGE
- LOCATED IN SOUGHT AFTER CUL-DE-SAC
- TWO BATHROOMS
- ANNEXE POTENTIAL
- WELL PROPORTIONED REAR GARDEN
- OVER 1800 SQ FT OF ACCOMMODATION

Set within a generous south-facing 0.18-acre plot in the highly sought-after cul-de-sac of Prinsted, this detached property offers a rare opportunity for those seeking a home with scope for remodelling, extension, or improvement (subject to planning permissions). Nestled in the charming harbourside hamlet of Prinsted, this home combines tranquil surroundings with convenient access to local amenities and outdoor pursuits.



Guide price £750,000



The existing accommodation includes four bedrooms upstairs, complemented by a connected ground-floor en-suite room. This additional space is ideal for those looking for a self-contained annexe, guest suite, or a home office. The property is just a short stroll from the picturesque harbour foreshore, making it a perfect base for watersports enthusiasts or those who enjoy coastal walks. Furthermore, it benefits from proximity to public transport, local shops, a GP surgery, and both primary and secondary schools, ensuring a balance of rural charm and everyday convenience.

The home welcomes you through a pillared, covered porch that leads into a spacious hallway with a built-in storage cupboard and a cloakroom. From here, you step into the bright and expansive triple-aspect reception room, featuring a central log-burning stove and French doors opening onto the garden. The kitchen/breakfast room is well-appointed with Shaker-style cabinetry, Quartz work surfaces, a built-in double oven, hob, dishwasher, and a larder cupboard. Adjacent to the kitchen, a rear lobby connects the front and rear gardens and provides access to the utility room, the garage, and the en-suite annexe, which enjoys views over the garden.

Upstairs, the four bedrooms all feature fitted storage and are served by a family bathroom with a white suite and a shower over the bath. A hatch on the landing offers access to a boarded loft space with lighting, presenting further potential for conversion to create a room with elevated views of the harbour (subject to planning permissions).

Outside, the front garden is laid to lawn and provides off-road parking via a driveway leading to the garage. A side path gives access to the rear garden, which is a highlight of the property. The south-facing garden is exceptionally private, with a spacious lawn, mature shrubs and trees, and multiple seating areas, including a decked terrace directly off the house and a paved area further into the garden. A large shed/workshop adds practicality to this delightful outdoor space.

This charming property offers endless possibilities to create a dream home in one of the most desirable locations in the area. Viewing is highly recommended to fully appreciate its potential and setting.



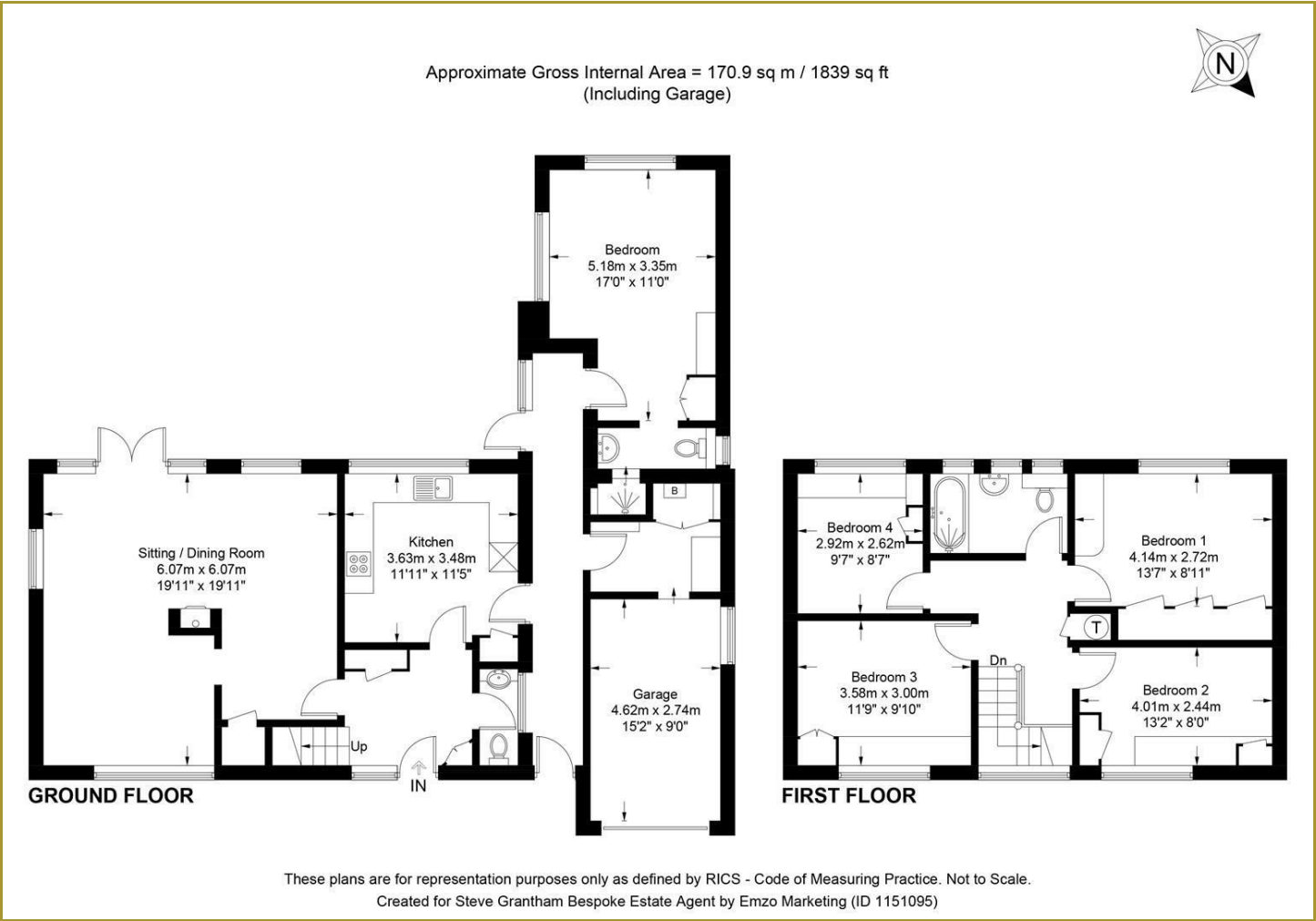








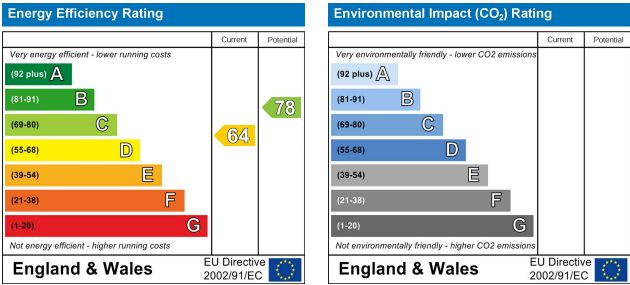
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.