

SPENCE WILLARD



The Barn, Bowcombe Road, Carisbrooke, Isle of Wight



# *Occupying an attractive setting on the outskirts of Carisbrooke with southerly aspect overlooking the Bowcombe Valley, private and secluded rear garden and generous parking*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



An attractive, period, detached stone barn, offering a light and spacious family home with 4/5 bedrooms and generous living accommodation.

The Barn has a feeling of charm and character with exposed beams in most rooms. The striking features of this property are the inglenook fireplace in the living room and the large, bright kitchen area providing the perfect hub for family life. There are wooden-framed double-glazed windows bringing in plenty of natural light and the property benefits from gas central heating. The property has ample off-road parking and the south westerly-facing garden provides the perfect sun trap.

Pleasantly situated in a semi-rural location on the outskirts of Carisbrooke, approximately half a mile away from the village centre which offers many amenities including a convenience store, restaurants, 2 public houses, medical centre with pharmacy and the famous historic Carisbrooke Castle. The village also benefits from two primary schools and two secondary schools. Countryside walks can be enjoyed nearby including the Tennyson Trail.

## **ACCOMMODATION**

### **GROUND FLOOR**

**HALLWAY** Full height glazed windows and door with exterior timber barn doors, allowing plenty of natural light into this welcoming entrance hall. Oak staircase leading to first floor with built in cupboard under. Steps lead up to the:

**LIVING ROOM** A well-proportioned, dual aspect room with feature period timber beam, an inglenook fireplace and built-in cupboards with shelving either side. Glazed French doors give views over and access to the rear garden. The bay window to the front has a wide timber sill and built in window seat, with countryside views in the distance.

**KITCHEN/DINING/SUN ROOM** A spacious and bright family entertaining room for cooking, dining and relaxing.

The kitchen area is fitted with pine-fronted wall and base units with tiled worksurfaces incorporating a butler sink with mixer tap and tiled splashbacks. There is a New World gas range cooker fitted within a decorative brick chimney breast with cooker hood over.



Central island with matching brickwork incorporating a Miele dishwasher. Glazed French doors open to the sunny terrace.

**SUN ROOM** A lovely light seating area with floor to ceiling windows enjoying views over the garden, incorporating glazed door to the back terrace.

**SITTING ROOM/BEDROOM 5** A versatile room currently used as a hobbies room with bay window overlooking the rear terrace. Large cupboard housing Vaillant gas boiler, light and plumbing for washing machine.

**CLOAKROOM/WC** Handbasin and WC.

#### FIRST FLOOR

**LANDING** A large low level window enjoying views of Carisbrooke Castle as you walk up the stairs.

**BEDROOM 1** A generous double bedroom with stunning views across the Bowcombe Valley. Large built-in cupboard with shelving and light. Exposed beams to ceiling.

**SHOWER ROOM EN SUITE** Shower with sliding glazed door, hand basin and WC fitted to a built in vanity unit. Heated towel rail. Velux window.

**BEDROOM 2** A good size double room with built in cupboards either side of the chimney breast. Two Velux windows.

**BEDROOM 3** A double room with two Velux windows. Access to loft space.

**BEDROOM 4** A double room with built in wardrobe and shelving unit. Velux window.

**BATHROOM** A good size family bathroom with low level window to



rear. Shower with glazed door, bath, contemporary style basin and WC. Tiled surrounds.

#### OUTSIDE

A gravel driveway leads to the front of the property with a parking area for 2/3 cars and a lawn area to the side. Across the driveway is a further parking area for 3/4 cars and suitable for small boat or caravan. To the rear of the property is a sunny south westerly facing, enclosed garden which is private and secluded.

The large paved terraced area features a wooden pergola creating an ideal shaded seating area and includes garden shed. Three steps lead up to the lawn with raised borders, shrubs and bushes and seating area.

**EPC** Rating D

**RIGHT OF ACCESS** The properties beyond The Barn have access across the driveway at the front of the barn.

**TENURE** Freehold

**COUNCIL TAX** Band G

**SERVICES** Mains electric, water and gas, private drainage. Gas central heating with a Vaillant boiler.

**POSTCODE** PO30 3HT

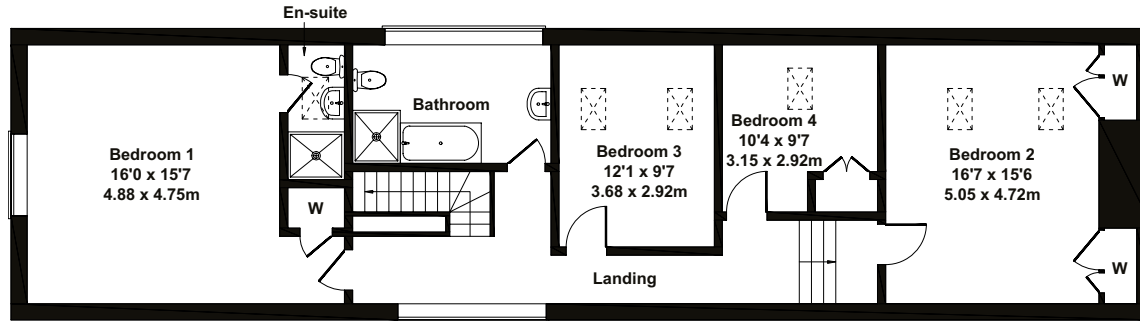
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



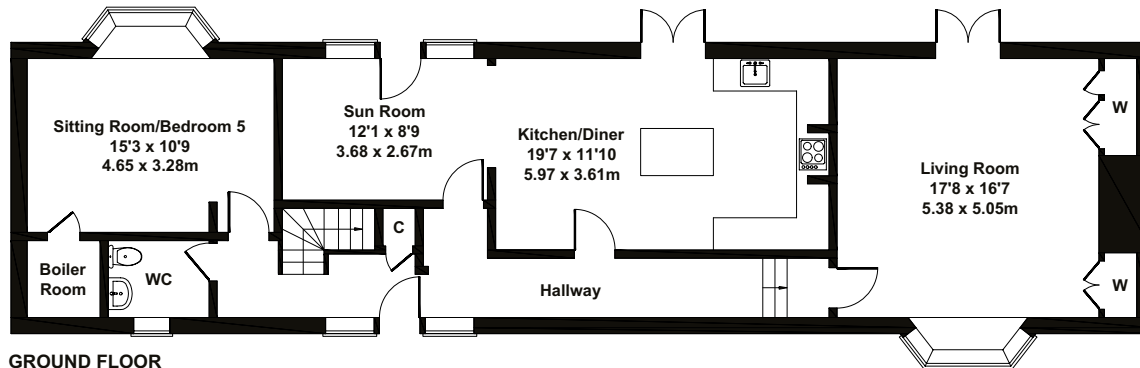


## The Barn

Approximate Gross Internal Area  
2215 sq ft - 206 sq m



FIRST FLOOR



GROUND 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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