

SPENCE WILLARD



Broadfields Farm, Admirals Way, Cowes, Isle of Wight



# *A delightful period farmhouse extended to provide a spacious and characterful family home within a convenient location*

VIEWING:

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This handsome period farmhouse retains a great deal of character yet has been extended and modernised over the years to make for a wonderful family home. Situated within a quiet, residential area, about 0.7 mile, (as the crow flies) from the town centre, the property has ample parking and a mature west-facing rear garden.

With accommodation extending over three storeys, the front elevation features principally original sash windows with secondary glazing whilst the remainder of the house has mainly double-glazed windows. The property features a range of wonderful reception rooms with the main entrance opening to an impressive entrance hall/library from which there is access to both a sitting room and large drawing room which in turn leads into a sunroom overlooking the rear garden. The superb kitchen/dining room, with its vaulted ceiling and doors, opens to the rear garden and has an adjacent well equipped utility room. Externally, there is ample parking on the gravel drive to the front of the house as well as a hardstanding and the mature west facing rear garden features a detached brick garden room with shower room with sauna and hot tub.

## **ACCOMMODATION**

### **GROUND FLOOR**

An original panelled front door with elegant **PORCH** leads to a spacious **RECEPTION HALL** opening to a **LIBRARY** with hardwood flooring extending throughout and making for an impressive entrance. Staircase leading to the First Floor. Decorative fireplace with timber surround and book shelving with cupboards to either side. The room is flooded with natural light via large sash windows to the front elevation.





**SITTING ROOM** A large brick chimney with flagstone hearth houses a woodburning stove with stone shelving to either side, hardwood flooring.

**DRAWING ROOM** An exceptionally spacious dual aspect room, superb for entertaining with a gas fired stove and an outlook over the rear garden. French doors open to:

**SUNROOM** A series of double-glazed windows and a pair of glazed doors provide an outlook over the rear garden and access to the **TERRACE**.

**KITCHEN/DINING ROOM** Overlooking the rear garden, this characterful, large room includes a vaulted ceiling and an impressive, exposed brick chimney with oak beam now providing space for a range cooker. The kitchen area comprises an extensive range of hardwood-fronted base and wall cupboards with marble worksurfaces with inset butler sink. Space for a range of appliances including dishwasher, fridge and microwave. Tiled flooring extends from the kitchen area into a generous dining area while French doors provide access to the **TERRACE** and an outlook over the rear garden and pond. Window seat and high-level stained-glass window.

**UTILITY ROOM** An unusually spacious and functional room with a door leading to the driveway and fitted with an extensive range of hardwood fronted base and wall cupboards with timber worksurfaces, butler sink and island unit. Space for washing machine, tumble dryer and freezers. Cupboard housing gas-fired boiler and direct hot water cylinder.

**CLOAKROOM** WC and washbasin.







#### FIRST FLOOR

The staircase splits at a half landing with one set of stairs leading to the principal bedroom suite at the rear of the house while the main staircase, with its elegant, original handrail, leads to a **LANDING** providing access to the other bedrooms. A further staircase continues to the Second Floor.

**PRINCIPAL BEDROOM SUITE** This spacious, double bedroom overlooks the rear garden. Walk-in **DRESSING ROOM** with hanging space and shelving.

**BATHROOM EN-SUITE** Double-ended bath, large, walk-in shower, WC and washbasin. A series of built-in cupboards and heated towel rail.

**BEDROOM 2** A nicely proportioned double bedroom with original fireplace and built-in cupboard.

**BEDROOM 3** Outlook to the rear garden and built-in cupboard.

**FAMILY BATHROOM** Roll top bath, washbasin, WC and shower.

**SHOWER ROOM** Shower, washbasin and WC.

#### SECOND FLOOR

**BEDROOM 4** A characterful double bedroom with sloping ceilings and built-in cupboards, shelving and desk.

**BEDROOM 5** A double bedroom with sloping ceilings.

#### OUTSIDE

To the front of the house is a larger gravelled driveway with ample parking and an adjacent hardstanding. To the rear of the house is a principally lawned garden. An extensive paved terrace, accessed from the kitchen, dining room and sunroom, provides a superb outdoor seating and dining space while adjacent, there is a kidney-shaped pond with stone surround. Timber fencing encloses the garden which consists of borders and a range of mature trees. There is a lean-to wood store and raised vegetable beds.



**GARDEN ROOM** A detached brick outbuilding with **WET ROOM** housing a **SAUNA** and **HOT TUB**. Three sets of glazed doors open to the garden.

**POSTCODE** PO31 7NL

**COUNCIL TAX** Band F

**EPC RATING** D

**SERVICES** Mains Water, electricity and drainage. Gas-fired central heating.

**TENURE** Freehold

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

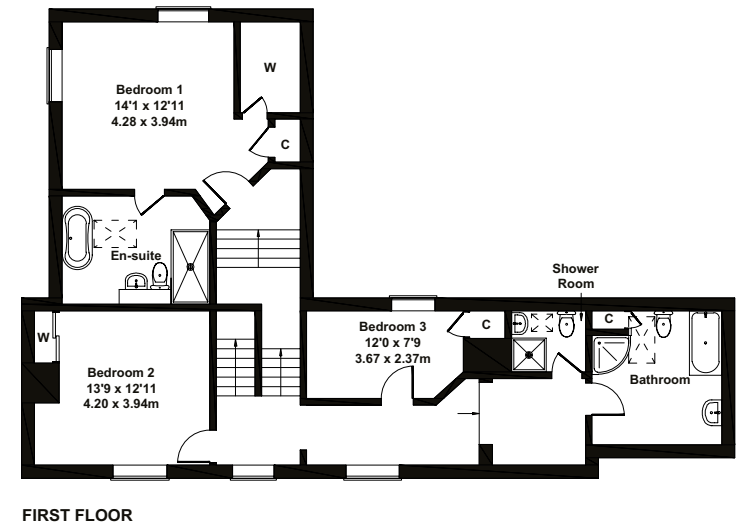
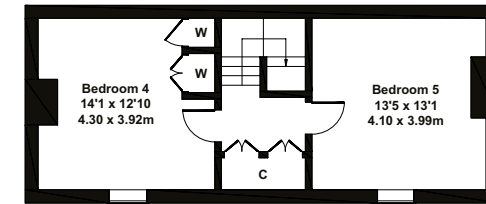
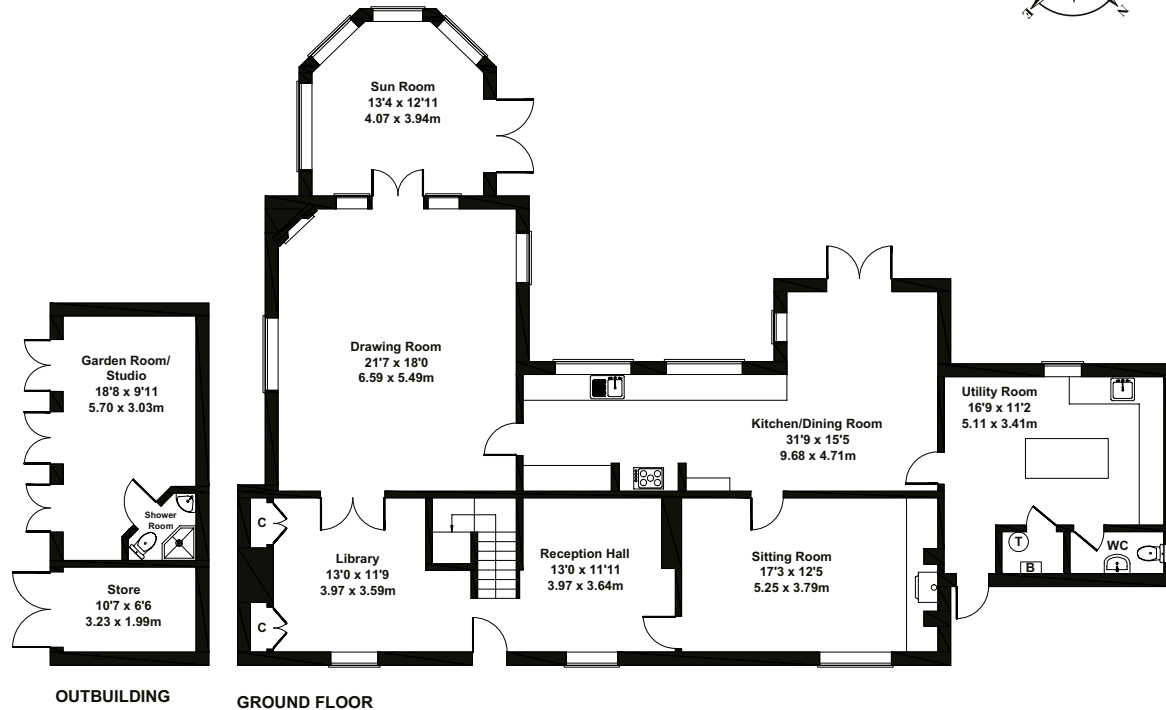






## Broadfields Farmhouse

Approximate Gross Internal Area  
3531 sq ft - 328 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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