



MULBERRY LAWN, QUAY LANE BRADING, PO36 0AT

£1,000,000
FREEHOLD

STUNNING PERIOD HOME in the desirable Quay Lane of Brading, this beautiful detached period house (dating to approx. 1860) boasts 8 bedrooms, currently laid out as a 6 Bedroom house and 1 Bedroom Apartment and Studio apartment. Good size yet manageable gardens. Driveway offers ample parking. OFFERED CHAIN FREE.

W | Williams
SALES & LETTINGS

QUAY LANE

- 8 bedroom period property
- Tucked away position
- Lots of character and charm
- 1 Bedroom apartment & Studio apartment
- Large spacious rooms
- Roof terrace



The accommodation with approximate measurements:

Porch

Stone porch leads to the front entrance. Door to:

Entrance hallway

High ceilings and feature leaded window allows light through to this open welcoming area. Exposed floor boards. Ornate Radiators. Large walk in storage cupboard with shelving. Stairs to first floor. Doors to:

Utility / Boot Room

Window to rear aspect. Feature beamed ceilings. Space and plumbing for washing machine and tumble dryer. Belfast sink with storage under. Radiator. Large walk in storage cupboard. Door to:

Cloakroom

Window to side aspect. Part tiled. Low level WC. Corner hand basin. Radiator. Original Victorian tiles.

Lounge 5.78 x 5.76 (18'11" x 18'10")

Large open airy room with bay window overlooking the garden. Log burning stove. Some original shutters. Exposed floor boards. Radiators. Dado rail and feature panelling. Open to:

Dining room 5.45 x 4.73 (17'10" x 15'6")

Exposed floor boards. Radiators. Dado rail. Window and glass door to:

Sun room 4.07 x 4.57 (13'4" x 14'11")

Radiator. Part stone and large picture windows allowing open views of the mature garden. Door to rear garden. Exposed feature stone wall.

Kitchen 6.0 x 4.55 (19'8" x 14'11")

Beautifully spacious fitted kitchen with matching wall, base, drawer and pull out larder units. Built in microwave. Range cooker. Built in dishwasher. Inset sink and drainer with mixer tap. Feature Island with additional storage. Dresser with more storage and wine racking. Ample room for table and chairs. Radiator. Double aspect windows overlooking the courtyard and garden. . Door to inner lobby and door to garden.

Main Stairway to first floor

Beautiful staircase, leading to:

Landing

Cupboard housing consumer units and electrics. Large walk in storage cupboard. Laundry cupboard. Doors to :

Master bedroom 6.14 x 4.32 (20'1" x 14'2")

Double glazed window to side and rear aspects. Radiator. Door to:

En-suite / Jack + Jill

Double glazed window to rear aspect. Large shower cubicle. Low level WC. Hand basin with vanity storage. Heated towel rail. Part tiled. Door to

landing.

Bedroom (currently used as library) 3.57 x 4.54 (11'8" x 14'10")

Large double glazed door which leads to balcony and views across the garden. and countryside. Radiator.

Bedroom (currently used as study) 3.50 x 3.47 (11'5" x 11'4")

Double glazed window. Radiator.

Bedroom (currently used as study) 4.44 x 2.69 (14'6" x 8'9")

Double glazed window to side aspect. Radiator. Built in wardrobe with sliding door. These two rooms are currently linked through an archway.

Shower room 1.66 x 2.45 (5'5" x 8'0")

Walk in shower. Low level WC. Hand basin with vanity storage. Double glazed window to front aspect. Part tiled.

Further Hallway

Under stairs storage. Stairs to second floor. Doors to:

Bedroom 4.60 x 4.29 (15'1" x 14'0")

Double glazed window. Fitted hand basin with vanity storage. Radiator.

Bathroom 2.17 x 2.3 (7'1" x 7'6")

Bath with shower attachment. Hand

basin with vanity storage. W.C.

Radiator. Part tiled.

Stairs to second floor

Door to Turrett balcony. Further stairs to landing.

Bedroom (2nd Floor) 3.84 x 3.58 (12'7" x 11'8")

Stable door to balcony with stunning countryside views. (14' x 13'2) sloped ceilings. Radiator.

Bedroom (2nd floor)

Sloped Ceilings. Radiator. Built in cupboard. Door to

En-Suite SHOWER ROOM

1st floor studio apartment

Kitchen / Sitting room 4.15 x 3.59 (13'7" x 11'9")

Fitted kitchen units with matching wall, base and drawer units. Fitted electric oven. Electric hob with extractor over. Stainless steel sink with mixer tap. Tiled splash back. Radiator. Double glazed window to rear aspect. Door to:

Hallway

Stairs down to ground floor and separate private entrance . Door to:

Bedroom 3.27 x 4.88 (10'8" x 16'0")

Double glazed window to rear aspect.

Feature radiator. Exposed stone wall.

Door to:

En-suite

Double glazed window to rear aspect.

Bath with shower over and glass screen. Low level WC. Hand basin with vanity storage . Wall hung towel rail.

Downstairs apartment

Lounge 4.34 x 4.24 (14'2" x 13'10")

Double glazed window to side aspect.

Large built in storage cupboard, radiator.

Hallway

Radiator. Double glazed door and separate entrance.

Family bathroom

Bath with shower over. WC.

Handbasin. Radiator. Window.

Kitchen / Diner 4.34 x 3.64 (14'2" x 11'11")

Matching wall, floor and drawer units.

Stainless steel sink and drainer with tiled splash back. Space for dishwasher, tumble dryer, washing machine and free standing cooker.

Radiator. Ample room for Room table and chairs. Two double glazed windows to rear aspect. Double doors to:

Bedroom 5.12 (max) x 3.18 (max) (16'9" (max) x 10'5" (max))

Double aspect double glazed windows to rear and side aspects. Radiator.

Feature exposed stone wall. Door to:

En-suite

Low level WC. Hand basin with vanity storage. Over sized walk in shower.

Double glazed window to side aspect.

Heated towel rail.

Outside

Mature and established wrap around gardens with an array of plants, shrubs and flowers. Driveway with ample parking with gated access.

Large Green house.

Extensive cellars. Water supply.

Suitable for a workshop and storage.

Gas boilers.

Freehold

Council Tax G

Williams estate agents: Covering the whole of the Isle of Wight. 01983 883333



QUAY LANE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





TOTAL FLOOR AREA : 4478 sq.ft. (416.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements