



Price

£425,000
Freehold

Avenue Road, Freshwater, Isle of Wight,
PO40

Avenue Road, Freshwater, Isle of Wight, PO40

3.1 miles from Yarmouth to Lymington Ferry
17.3 miles from Fishbourne to Portsmouth Ferry
15.8 miles from West Cowes to Southampton Ferry

A rare opportunity to own a thriving 35-year business and an immaculate three-bedroom family home in Freshwater village. The modernised home boasts a vaulted-ceiling lounge and a stunning kitchen / diner.



Business sold as a going concern

Large three bedroom house and rear garden

Garage and off road parking

Insulated cabin in the garden

Substantial kitchen / diner and lounge

Village location close to all amenities





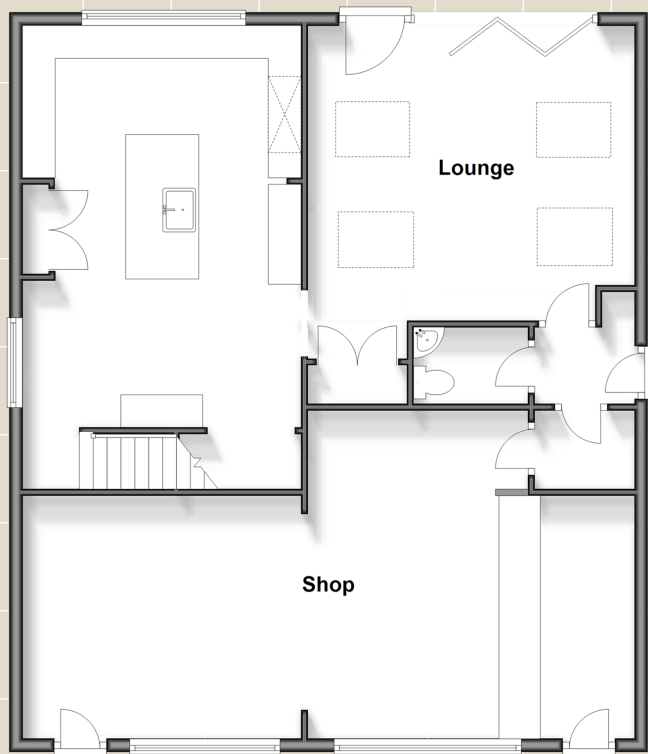
Being a rising opportunity has arisen to. There is also a large white electricity pylon nearby parking for cars and vans. Ideally situated in the heart of Freshwater village centre, the shop has established a strong, island-wide reputation for itself over the thirty-five years it has been operating and is for sale as a going concern. The stunning, three-bedroom home that is attached to the business has benefited from constant modernisation over the years, which most recently includes a new kitchen and ground floor extension. The home benefits from its own external access, separate from the shop, which opens into the brand new, absolutely fabulous sitting room, with stunning vaulted ceiling, skylights bathing it in light and beautiful bifold doors overlooking the garden. Equally impressive is the adjacent contemporary kitchen – another new addition that is simply spectacular, with gorgeous, white, high gloss units and a huge, fabulous island as the focal point, all bathed in light from more skylights. There's ample space for a dining area at one end, with a pretty feature fireplace making it a delightful setting for dining. Conveniently there's a

cloakroom on the ground floor also. To the first floor are three larger than average double bedrooms, with the principal being exceptionally large on account of it formerly being two bedrooms. The door from its previous incarnation still remains, offering the flexibility to create a fourth bedroom. The second bedroom is also a great size with a pretty, original fireplace that is fully operational, and it currently has an alcove that would lend itself well to becoming an ensuite, dressing room or a walk-in wardrobe. The third double bedroom benefits from dual aspect windows and another delightful, original working fireplace giving it a cosy character feel. For a truly impressive bathroom then look no further than this stunning, spacious, modern addition, with luxurious freestanding bathtub as a focal point, plus a double shower enclosure, his and hers wash basins and electric underfloor heating. There is also space in here for utilities. Outside to the rear there is further living space to be enjoyed with the recently installed wooden cabin, that is fully insulated and benefits from electricity and is currently

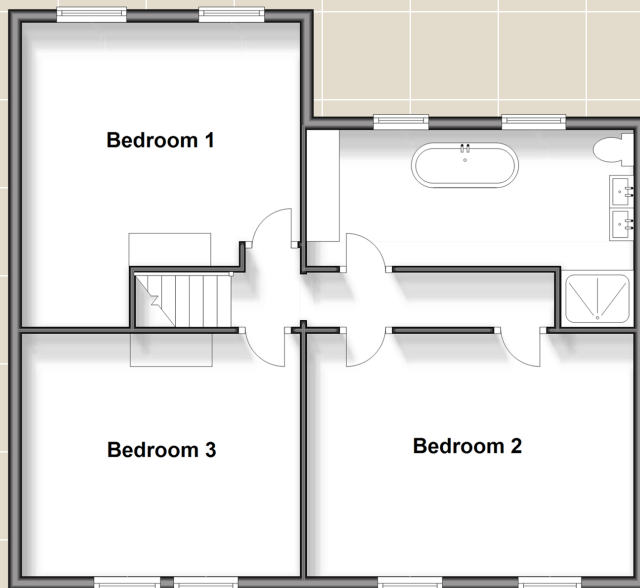
What the owner says...

"We brought this property thirty-five years ago and we have worked hard to built it into the successful business and wonderful home it is today. Freshwater is a great place to live and work, benefiting from some of the islands best and most unspoilt countryside on the one hand but on the other it enjoys all the conveniences of being in small town. We have loved living in this village, but it's time for another family to enjoy what this home and business has to offer."

Ground Floor
Approx. 101.5 sq. metres (1092.5 sq. feet)



First Floor
Approx. 70.6 sq. metres (759.6 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ
isleofwight@fineandcountry.com

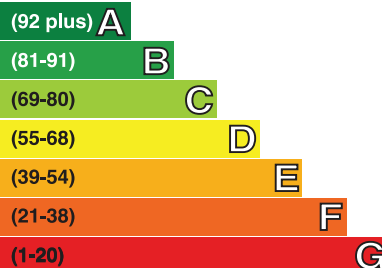
London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
59	74