



The Printing Shop
2 Avenue Road | Freshwater | Isle of Wight | PO40 9UU

Seller Insight

“ 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.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

The Printing Shop

An exciting opportunity has arisen to purchase both an immaculate family home and a successful business. 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 being used as a home office and gym. There is also a garage with electricity plus driveway parking for two vehicles. And there is still space for a tiered garden, with the sitting room bifold doors opening onto a delightful patio area with steps leading up to the main garden that's mostly laid to lawn, with a couple of raised beds and a pond.







Travel Information

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

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

The West Bay Club & Spa, Freshwater	2.1 miles
Freshwater Bay Golf Club, Freshwater	1.9 miles
West Wight Sports & Community Centre	0.3 miles
1Leisure Medina, Newport	13.5 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	12.2 miles)
	01983 822099

Education

Primary Schools
Brighstone C of E Primary School, Brighstone
Yarmouth C of E Primary School, Yarmouth
Shalfleet C of E Primary School, Shalfleet
St Saviour's R C Primary School, Totland
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges
Ryde Academy, Ryde
Christ The King Upper College, Newport
Carisbrooke College, Newport
Ryde with Upper Chine School, Ryde
Island Innovation VI Form Campus, Newport
Isle of Wight College

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherine's, Grove Road, Ventnor

01983 740285
01983 760345
01983 760269
01983 752175
01983 755287

01983 567 331
01983 537 070
01983 861 222
01983 562 295
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay
The Vine Inn, Freshwater
The Hut, Freshwater
Three Bishops Inn, Brighstone
The Cow, Yarmouth
The Crown Inn, Shorwell
The Sun Inn, Hulverstone
On The Rocks, Yarmouth

These bars and restaurants are available within a 15 minute drive of this home

Local Attractions / Landmarks

Blackgang Chine - Blackgang
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
St Catherine's Oratory - Niton
The Needles Landmark Attraction – Alum Bay
Carisbrooke Castle – Carisbrooke
Appuldurcombe House - Wroxall
Isle of Wight Pearl Centre – Brighstone
Dimbola Museum and Galleries & Tea Room – Freshwater

Ground Floor

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



First Floor

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



GROUND FLOOR

Entrance Hallway

Lobby

Shop 16'7 x 16'5 plus 14' x 12'2

Cloakroom

Lounge 15'11 x 15'7

Kitchen / Diner 20'3 x 13'11

FIRST FLOOR

Landing

Bedroom 1 14' x 10'10

Bedroom 2 16'1 x 11'11

Bedroom 3 13'11 x 12'6

Bathroom 16'1 x 7'3

OUTSIDE

Rear Garden

Insulated Cabin

Off Road Parking

EPC pending
Council Tax Band: D
Tenure: Freehold

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