

SPENCE WILLARD



Moor Cottage, Moor Lane, Brighstone, Isle of Wight

A delightful Grade II Listed four bedroom detached character cottage believed to date back to the 18th century with later extensions located in the popular West Wight village of Brighstone.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



This attractive cottage benefits from generous accommodation with the heart of the original property still featuring a large central chimney stack with inglenook fireplaces in both the sitting and dining rooms, together with exposed timber floorboards and cross beams to each ceiling adding to the character feel. The sitting room enjoys a double aspect over the garden and to the front as well as access through to a charming adjoining conservatory. The dining room also has an outlook to the front and an external door out to the gardens. The generous kitchen is well appointed with modern kitchen units finished in a country style and leads through to a rear lobby and a useful ground floor double bedroom with en suite shower room. To the first floor there are three good bedrooms and a family bathroom which leads off the staircase. Outside, there are landscaped gardens to the front, side and rear which offer off road parking to the front and a good degree of privacy to the sheltered side and rear gardens.

LOCATION

The popular West Wight village of Brighstone is well catered for and boasts a good variety of amenities and shops including a doctors surgery, pub, primary school, two churches, a general store with post office, newsagent/coffee shop and a community library. The village is surrounded by an area of outstanding natural beauty with miles of downland and coastal walks and accessible to the beaches along the West Wight coastline. The towns of Freshwater and Newport, with their shops, services and amenities are approximately 7 miles on either direction and the harbour town of Yarmouth, with its mainland ferry terminal, is within 10 miles.

ENTRANCE PORCH

Featuring flagstone flooring and a wonderful arched oak entrance door.

ENTRANCE LOBBY

SITTING ROOM

4.80m x 4.00m (15'8" x 13'1")

A charming and good sized reception room with a sunny double aspect and featuring a characterful inglenook fireplace with fitted wood burning stove as an impressive focal point.

CONSERVATORY

3.00m x 1.90m (9'10" x 6'2")

Offering a pleasant outlook over the gardens.

DINING ROOM

4.90m x 3.40m (16'0" x 11'1")

Another wonderful reception room with a fabulous inglenook fireplace also featuring a wood burning stove with a deep recessed cupboard to the side. A glazed door to the rear leads out to the gardens.

KITCHEN

5.30m x 2.00m (17'4" x 6'6")

A generous room, well fitted with a range of attractive country style cupboards and drawers offering ample storage and featuring solid wood worksurfaces incorporating an inset ceramic one and half bowl sink unit. There is space for a freestanding electric cooker as well as plumbing for a washing machine.

REAR LOBBY

5.00m x 3.70m (16'4" x 12'1")

A useful space with potential to provide a utility room and featuring a walk-in shelved larder/pantry leading off and a stable door out to the gardens.

BEDROOM 4

5.10m x 3.10m (16'8" x 10'2")

A large double bedroom enjoying a double aspect to the front and side.

EN SUITE SHOWER ROOM

2.0m x 2.25m (6'6" x 7'4")

Well appointed with a suite comprising WC, wash basin and a shower cubicle

FIRST FLOOR LANDING

with access off the staircase to the family bathroom.

BEDROOM 1

4.95m x 3.80m (16'2" x 12'5")

A large double bedroom with exposed floorboards and characterful windows to the side and front. A door leads off to a walk-in store room with a small feature window.

BEDROOM 2

4.00m x 2.55m (13'1" x 8'4")

Another good double bedroom with an outlook over the gardens and built-in wardrobe cupboards.





BEDROOM 3

2.30m x 3.00m (7'6" x 9'10")

A smaller double bedroom with an outlook to the side.

FAMILY BATHROOM

1.70m x 2.90m (5'6" x 9'6")

with suite comprising WC, wash basin and a bath with shower unit.

OUTSIDE

To the front of the cottage is a well stocked garden featuring a gravelled driveway area providing space for off road parking and a paved pathway to the front entrance. An arched gate leads to the side and rear gardens which are pleasantly landscaped and well stocked with a good variety of plants, trees and shrubs as well as mature hedging providing good shelter, screening and privacy. Other features include a paved patio area, summer house and a separate area sectioned off which would make an ideal vegetable garden if required.

COUNCIL TAX

E

EPC RATING

N/A as the property is a listed building.

TENURE

Freehold

POSTCODE

PO30 4DL

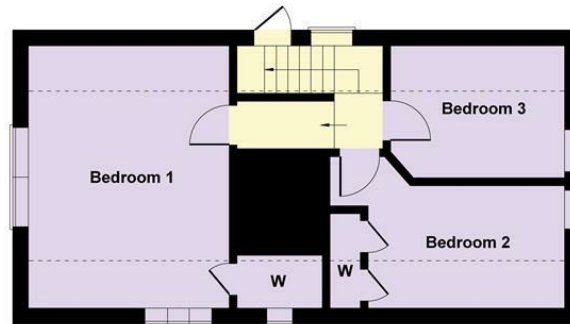
VIEWING

Strictly by appointment with the selling agent Spence Willard.





Moor Cottage



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.
Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.