

SPENCE WILLARD



Longhalves Lodge Longhalves, Freshwater, Isle of Wight, PO40 9AH

A 2/3 bedroomed chalet style bungalow with separate annexe and garage located in the heart of Freshwater village.

VIEWING

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DESCRIPTION

Located a short way up Longhalves lane, this chalet bungalow offers the opportunity for multigenerational living as it has a substantial detached annexe together with generous accommodation in the main bungalow. The accommodation briefly comprises an entrance hall with stairs to first floor, a kitchen, a large utility/boot room, a living room with doors to outside, a ground floor bedroom and a wet room. Moving upstairs there is a large double bedroom and another smaller double room plus a family shower room. Outside there is a single garage and off-road parking.

The detached annexe has its own entrance and is open plan to living area with arch to a small kitchen and a separate shower room. It also has its own front garden and could easily have a small rear garden if desired.

LOCATION

Longhalves is located in the heart of the village of Freshwater with easy access to shops and amenities including a good range of bespoke shops and eateries plus well known branded supermarket chains. There is a sports centre with indoor pool, a health centre and a library and the seafronts at Colwell Bay, Totland Bay and Freshwater Bay are all nearby. You can also walk without being by any road to the nearby Golden Hill Fort Country Park ideal for those with a dog. The local road and bus links are good and the nearest ferry to and from mainland UK can be found at Yarmouth some 4-5 minutes drive away, offering regular crossings to and from Lymington for pedestrians and vehicles alike.

HALL

Door to and from main path. Stairs to first floor with cupboard under and doors off to:

KITCHEN

3.892 x 3.459 (12'9" x 11'4")

A range of stainless steel free standing kitchen units with inset sink and draine,space and plumbing for a dishwasher, space for free standing cooker and some wall mounted cupboards. Double glazed window to front and internal door to:

UTILITY

7.791 x 2.745 narrowing to 1.762 (25'6" x 9'0" narrowing to 5'9")

A really useful space with some built-in kitchen units with inset sink, space and plumbing for a washing machine and some storage shelving. There is access to the front and side gardens and a bay window overlooks rear garden.

LIVING ROOM

4.783 x 3.899 (15'8" x 12'9")

A light and airy living space with double glazed sliding doors to rear garden.

BEDROOM TWO

3.899 x 3.662 (12'9" x 12'0")

A good size double bedroom with double glazed window overlooking rear garden.

WET ROOM

3.892 x 1.614 (12'9" x 5'3")

Created by current owner and ideal for elderly or disabled family member.

FIRST FLOOR LANDING

Access to and from via stairs from hall with doors off to:

BEDROOM ONE

5.122 x 4.840 (16'9" x 15'10")

A substantial bedroom with views across the village towards countryside ideal as an upstairs lounge if desired too.

BEDROOM THREE

4.139 narrowing to 3.011 x 3.193 (13'6" narrowing to 9'10" x 10'5")

A smaller double bedroom with some built-in storage and double glazed window overlooking garden.



**FAMILY SHOWER ROOM**

2.209 plus shower x 1.698 (7'2" plus shower x 5'6")

Comprising a WC, wash hand basin and separate walk-in shower. Obscure window to side aspect.

OUTSIDE**ANNEXE**

Detached from main building and consisting of:

OPEN PLAN LIVING AREA

7.507 x 3.873 (24'7" x 12'8")

A substantial space for use as accomodation/ Office / hobby room etc. A good range of double glazed windows to dual aspect and sliding door to outside. Arch to:

ANNEXE KITCHEN

2.227 x 1.945 (7'3" x 6'4")

A small kitchen with some storage units, worksurfaces with inset sink and drainer and double glazed window and door to side. Internal door to:

ANNEXE SHOWER ROOM

2.227 x 1.570 (7'3" x 5'1")

Corner shower, wash hand basin , Wc and space and plumbing for a washing machine. Obscure window to front.

GARAGE

Up and over door to front.

GARDENS

To the front the gardens are mostly laid to lawn with some mature planting and can be separated to give exclusive gardens to the annexe if desired. There is access between the main building and annexe to rear garden to. The rear is a combination of patio areas, mature planting and some lawn. Some outbuildings will be included.

TENURE

Freehold

COUNCIL TAX BAND

D

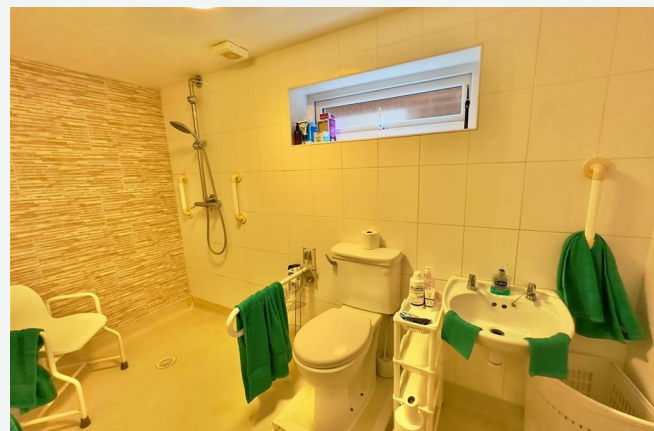
EPC RATING

Main Building C

Annexe D

VIEWING

Strictly by appointment only





Longhalves Lodge



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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