

# SPENCE WILLARD



Digby Cottage, Main Road, Brighstone, Isle of Wight



# *A characterful semi detached Grade II Listed two to three bedroom cottage in the popular village of Brighstone.*

VIEWING

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Digby Cottage dates back to the 18th Century and previously formed part of a school house along with the adjoining cottage. It was later made into a pair of cottages. The property offers well proportioned rooms and great versatility to provide a ground floor third bedroom with adjoining shower room if required. Throughout the accommodation there are beamed ceilings, as well as a wonderful inglenook fireplace featuring a multi-fuel stove to the sitting room, together with some an exposed wall and a window seat. Likewise, there is a window seat in the dining room/third bedroom, together with doors leading out to the rear sunny garden and another brick fireplace which is currently capped. You enter the property via a lovely porch with an attractive arched door leading into the entrance hall. A well fitted kitchen with stable door to the rear garden completes the ground floor space. To the first floor there are two double bedrooms and a generous bathroom well fitted bathroom. The accommodation is warmed by an oil fired central heating system. Outside, there are gardens to the front side and rear of the property, with ample off road parking to the side. The rear garden enjoys a sunny aspect and features a brick built garden store/workshop.

## **LOCATION**

The property is a few hundred yards of the centre of this truly beautiful village. Brighstone Village is vibrant and one of the most popular locations to live on the Island as it is less than a mile from vast stretches of some of the finest coastline and beaches the Island has to offer. There is also a range of local shops and amenities including a doctors surgery, a well-regarded village school, public house, community library and two churches, as well as a number of clubs and societies.



### ENTRANCE PORCH

A wonderful feature with an attractive arched entrance door.

### ENTRANCE HALL

with understairs storage cupboard.

### SITTING ROOM

4.60m x 4.45m max (15'1" x 14'7" max)

A fabulous characterful reception room with a cross beamed ceiling, a wonderful deep inglenook fireplace fitted with a multi-fuel stove and integrated lighting. The room offers an outlook to both the front and rear with a feature window seat to the front window.

### INNER LOBBY

### DINING ROOM/BEDROOM 3

5.60m x 3.60m (18'4" x 11'9")

A large dining room, again with a cross beamed ceiling, and ideally suited as a ground floor third bedroom if required. The room offers a sunny double aspect with window to the side featuring a window seat and folding shutters and there is also double doors leading out to the rear garden and patio terrace. A brick feature fireplace (currently capped) acts as an attractive focal point.

### UTILITY/SHOWER ROOM

A very useful room with both space and plumbing for a washing machine and tumble dryer, together with a WC, wash basin and a good sized shower cubicle.

### KITCHEN

2.90m x 3.00m (9'6" x 9'10")

Well fitted with a range of cupboard, drawers and work surfaces incorporating an inset sink unit and space for a dishwasher, undercounter fridge and a freestanding electric cooker as well as the oil central heating boiler. There are double aspect windows and a stable door leading out to the rear garden with an open canopy porch over.

### FIRST FLOOR LANDING

Featuring a double aspect and a fitted triple cupboard offering valuable storage.

### BEDROOM 1

3.65m max x 3.10m (11'11" max x 10'2")

A generous double bedroom with an outlook to the rear and featuring built-in airing cupboard housing the hot water cylinder and a freestanding triple wardrobe.







### **BEDROOM 2**

3.00m x 2.95m (9'10" x 9'8")

Another good double bedroom with an outlook to the side.

### **BATHROOM**

3.30m max x 1.55m (10'9" max x 5'1")

A well appointed facility with WC, wash basin and a recessed corner bath with tiled surrounds and a shower unit over.

### **OUTSIDE**

To the front of the property is a generous area of garden enclosed by a stone wall to the front boundary which is laid to lawn and stocked with a variety of plants and ornamental trees/shrubs. A gravelled driveway to the side provides off road parking for three cars and there is a gated access leading through to the rear garden.

The rear garden enjoys a sunny aspect and is enclosed by a mixture of hedging, fencing and stone walling. There are a couple of patio terraces and a lawned area with a range of plants and shrubs adjacent. In addition there is a small greenhouse and a useful brick built store/workshop.

### **COUNCIL TAX BAND**

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### **EPC RATING**

N/A as the property is a listed building.

### **TENURE**

Freehold

### **POSTCODE**

PO30 4DJ

### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.

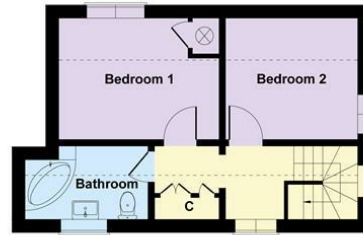




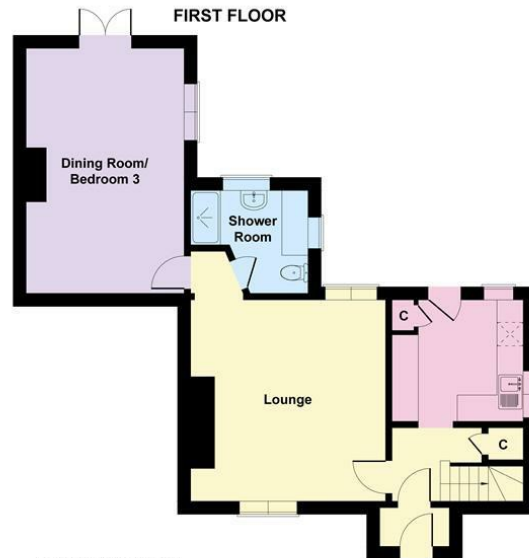




## Digby Cottage



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.  
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