

SPENCE WILLARD



Elmlea, Warnes Lane, Brighstone, Isle of Wight

Chain Free, this truly characterful 18th Century two bedroom detached cottage, beautifully tucked away in the heart of this popular West Wight village.

VIEWING

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The cottage is a wonderful character home set in well maintained gardens which have been professionally designed and landscaped to compliment the Grade II Listed property and its surroundings. The cottage is mainly of chalk stone elevations with brick and timber to the north gable end and features attractive dormer eyebrow windows to the first floor. Great care and attention has been given to the restoration of the fabric of the building leaving plenty of scope for new owners to add their own personal touches inside.

The accommodation retains many original features such as beamed ceilings, latch lever doors and some exposed stone walls together with some aged wide floorboards to the first floor. There is a wonderful inglenook style fireplace to the dining room with reinstated lime rendered surround and a substantial bressumer beam over, offering great potential to house a wood burning stove cooker. In addition to the dining room on the ground floor, there is a charming open fronted porch leading to the entrance lobby, a kitchen/scullery with built-on larder as well as a separate living room with window seat and beamed ceiling. To the first floor there are two double bedrooms as well as a large shower room. Accessed externally, there is a useful annexe adjoining the cottage which could be directly incorporated into the main accommodation if desired (subject to obtaining any necessary consents). There is also an adjoining outside garden WC as well as a detached outbuilding close to the cottage which we understand from the owners, has permission to be converted to a utility/laundry.

The property is accessed over a short private lane where there is a gated gravelled parking area into the gardens. The outside space is as much of a feature to the property as the characterful cottage itself with lawns and gravelled pathways meandering through the garden with clever design and planting drawing you further into the grounds. To the rear is a large garden with gravelled patio terrace ideal for entertaining and offering ample space to also potentially extend or link a rear extension into the main accommodation.

LOCATION

Neatly hidden away in the village centre, the cottage is easily accessible to the village amenities including a public house, newsagent/coffee shop, store/post office, doctors surgery with dispensary, local community halls, library, hairdressers, primary school and two churches. Also, the local beach in Grange Chine is approximately half a mile away and the beaches of Brook and Compton a short 7 minute drive. Local footpaths and bridleways give plenty of access to miles of downland and coastal walks.

ENTRANCE LOBBY

A welcoming space leading to the main two receptions rooms.

DINING ROOM

3.70m x 3.45m (12'1" x 11'3")

A wonderful room with an impressive inglenook style fireplace and a mixture of wall finishes from exposed stonework, lime mortar rendering and painted brickwork creating a lovely feel. The fireplace lends itself to house an AGA style range cooker or wood burning stove and the room could potentially become the main kitchen area complimented by the adjoining kitchen/scullery if desired.

KITCHEN/SCULLERY

3.75m x 1.79m (12'3" x 5'10")

Located to one end of the cottage with an outlook to north kitchen garden and external doorway. Featuring a beamed ceiling and fitted with an original 1940s sink unit and a wonderful recessed eye level larder.

LIVING ROOM

3.80m x 3.30m (12'5" x 10'9")

Another charming reception room with beamed ceiling, partially exposed stonework and a fireplace which is currently boarded over a later brickwork infill, (which has permission to be removed) with useful recessed shelving to the side and a window seat facing the east side of the garden. An 18th century latch lever plank door in the corner opens to the characterful boxed-in stairs.

FIRST FLOOR

BEDROOM 1

4.05m x 3.35m plus recesses (13'3" x 10'11" plus recesses)

A generous double bedroom with an outlook to the front and sloping ceilings adding to the characterful feel together with the fabulous old wide floorboards and recessed storage areas.

BEDROOM 2

3.85m x 3.15m plus door recess (12'7" x 10'4" plus door recess)

Another fabulous double bedroom with sloped ceilings and enjoying a similar outlook to the front. There is another useful built-in storage space with clothes hanging rail.

SHOWER ROOM

3.76m x 2.35m (12'4" x 7'8")

A large shower room with ample space to move around. The fitted suite comprises a WC, a freestanding screened shower cubicle with electric shower unit and an attractive vanity wash basin with inset sink and marble top. A washer-dryer is fitted out of sight behind the shower. Other features include an electric radiator, a heated towel rail and an attractive timber panelled wall.

ANNEXE STUDIO

4.43m x 2.20m (14'6" x 7'2")

An extremely useful space which directly adjoins the cottage to the southern end and offers fabulous potential to be incorporated into the accommodation (subject to consent).





OUTSIDE

To the front of the property's grounds is a parking area with folding locking gates providing privacy and good access into the gardens and potential to create for further parking if needed (subject to any approval required). There is a sizeable expanse of lawn bounded by a pathway meandering through to the front entrance porch. There are a number of well planted shrubs beds and borders providing a variety of greenery and colour. A number of garden sculptures adorn the grounds including a wonderful rose arbour which can remain by arrangement. The gravel pathways lead around both side of the cottage to a west facing generous sized rear garden which features a large patio terrace and thoughtfully stocked and designed flower/shrub beds, together with a lawned area and a gently sloping pathway. In addition, there is a garden WC adjoining the cottage and a detached garden store, which we understand to have permission to convert to into a utility/laundry space.

COUNCIL TAX BAND

D

TENURE

Freehold

POSTCODE

PO30 4BJ

VIEWINGS

Strictly by appointment with the selling agent, Spence Willard.





ELMLEA



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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