

SPENCE WILLARD



Brookside, Main Road, Shalfleet, Isle of Wight

A delightful three bedroom semi detached Grade II Listed character cottage in the heart of the picturesque conservation area of Shalfleet.

VIEWING

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



Brookside dates back to the 18th Century and was extended and refurbished in its more recent past and now provides a characterful home of great charm and appeal, with original beams in the large reception room together with a wonderful flagstone floor, exposed stonework and a large fireplace complete with a multi-fuel stove creating an attractive focal point. The generous kitchen is very well appointed with smart cupboards and drawers, a mixture of work surfaces including a breakfast bar and some integrated appliances. The bathroom with bath and separate shower cubicle completes the ground floor space. To the first floor there are three good bedrooms, two of which incorporate ample wardrobe cupboards, and there is a separate WC. A staircase leads to the second floor attic room with a vaulted ceiling and again a good amount of built-in storage. The accommodation is warmed by a gas central heating system. Outside, there is an attractively planted sunny rear garden, bordered by the Caul Bourne stream and features a patio area, a substantial loggia and a wonderful stone built workshop/store. There is parking for two cars to the side.

LOCATION

The attractive village centre features a fine Norman church, the New Inn public house and a local village shop selling freshly baked local bread, groceries, confectionery, beers/wines/spirits and more. The nearby natural harbour and nature reserve at Shalfleet Creek and Newtown provide mooring opportunities and the surrounding countryside, designated as an Area of Outstanding Natural Beauty, has excellent walking and riding available on the network of country and coastal lanes and paths providing some dramatic scenery. The harbour town of Yarmouth with its mainland ferry service to Lymington and good range of pubs and restaurants is around a 10 minute drive away and the world-renowned sailing centre of Cowes is a 20 minute drive where there is also a high-speed passenger ferry service to Southampton taking about 20 minutes. Newport, the Island's commercial centre, is also around 20 minutes drive, making this cottage ideally placed as either a permanent home or a second home/holiday retreat.

SITTING/DINING ROOM

6.60m x 5.68m (21'7" x 18'7")

A spacious and characterful reception room with a wonderful flagstone floor, original beams to the ceiling and a large open fireplace with multi-fuel stove as an attractive focal point.

KITCHEN

4.67m x 3.00m (15'3" x 9'10")

A bright space which is well appointed with light modern cupboards, drawers and work surfaces including a breakfast bar and an inset one and a half bowl sink unit. There are integrated appliances comprising a dishwasher and fridge/freezer, as well as a freestanding gas cooker with cooker hood over and tucked away, space for a washing machine. The gas central heating boiler is neatly concealed behind a tall cupboard.

BATHROOM

2.65m x 2.25m (8'8" x 7'4")

Fitted with suite comprising bath, WC, wash basin and a shower cubicle with a useful linen store cupboard adjacent.

FIRST FLOOR LANDING

Featuring an exposed stone wall to the staircase and a second stairs leading to the attic room.

BEDROOM 1

4.50m plus recess x 2.40m (14'9" plus recess x 7'10")

A large double bedroom with ample built-in recessed wardrobe cupboards, two bedside cabinets and a vanity wash basin to the stair recess.

BEDROOM 2

3.38m to wardrobes x 2.38m (11'1" to wardrobes x 7'9")

Another good double bedroom with ample built-in wardrobe storage.

BEDROOM 3

3.17 x 2.38 (10'4" x 7'9")

A generous bedroom with a southerly outlook over the rear garden.

SEPARATE WC

Attractively half paneled room with concealed cistern.

SECOND FLOOR ATTIC ROOM

3.60m x 3.17 plus landing area (11'9" x 10'4" plus landing area)

A large room, currently being used as a double bedroom, with vaulted ceiling and dormers to the front and rear. The landing area features a run of useful built-in storage/wardrobes and there are several accesses to the useful eaves areas.





OUTSIDE

4.25m x 3.30m

The gardens of the cottage are a particularly delightful feature. There is a small paved area to the front of the cottage, together with a vehicular access leading to the side and providing off road parking for two cars. The rear property is bordered to one side by the attractive Caul Bourne stream which flows through to Shalfleet Creek. The good sized rear garden is is beautifully planted with an array of plants, trees and shrubs including foxgloves, a magnolia and a flowering ornamental cherry tree ensuring a colourful display throughout the season. There is a good area of lawn, together with a patio area, a substantial loggia and an attractive as well as versatile WORKSHOP/STORE 4.25m x 3.30m (13'11" x 10'9") built of stone and brick with power/light, vaulted ceiling and two windows.

COUNCIL TAX BAND

E

EPC RATING

N/A as the property is a listed building.

TENURE

Freehold

POSTCODE

PO30 4ND

VIEWING

Strictly by appointment with the selling agent, Spence Willard.

NOTE

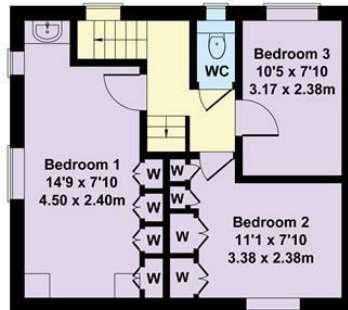
The cottage has previously been affected by flooding and preventative measures have been put in place.



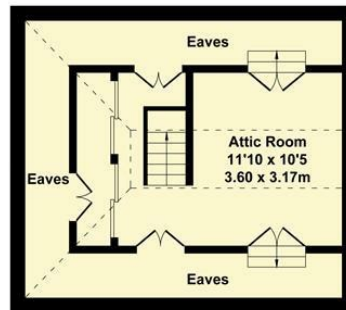


Brookside

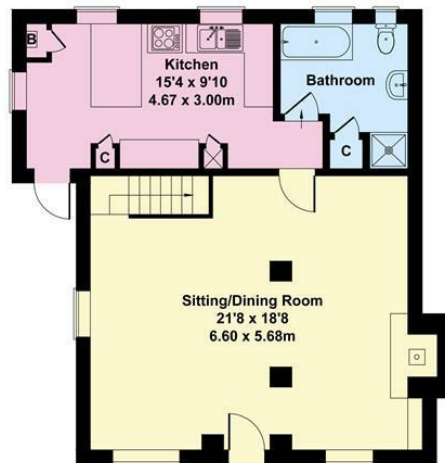
Approximate Gross Internal Area
1292 sq ft - 120 sq m



FIRST FLOOR



SECOND 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.