

SPENCE WILLARD



Millers Cottage, Mill Lane, Brighstone, Isle of Wight

A delightful Grade II Listed cottage, formerly part of Brighstone Mill and tucked away in a desirable spot on the southerly village outskirts.

VIEWING

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Millers Cottage was re-built around 30 years ago by well regarded local builders J R Buckett & Son as part of the conversion of Brighstone Mill and has some lovely touches which still gives it a cottage feel from latched panel doors, some exposed brickwork to partially sloping ceilings to the first floor with dormer windows. Located to one end of the original mill, the cottage is bordered by a pretty stream which flows down to the coast at Grange Chine. The accommodation provides good sized and partly open plan living space to the ground floor with both dining and sitting room areas adjoined by a functional kitchen. The sitting room features an impressive fireplace with fitted wood burning stove as well as a large bow window overlooking the garden. A cloakroom completes the ground floor space. To the first floor there are two double bedrooms, both with built-in bespoke storage and a well appointed shower room. There is double glazing to the windows and an oil fired central heating system warming the accommodation. Outside, the gardens are a particularly lovely feature to the cottage and have been carefully planted and landscaped to maximise privacy and enjoys the benefit of good off road parking for a number of cars.

LOCATION

Situated in a particularly attractive and characterful area of the village, adjoining a number of listed buildings, Millers Cottage is a few minutes walk of the shops and amenities which can be accessed by road or via a pretty public footpath to the rear of Brighstone Mill. The village centre facilities include a public house, newsagent/coffee shop, general store/post office, doctors surgery with dispensary, local community library, hairdressers, primary school and two churches. Also the local beach in Grange Chine is within half a mile along with further local footpaths and bridleways giving access to miles of downland and coastal walks, making this cottage a very appealing home.

ENTRANCE HALL

A smart entrance area with a useful built-in storage cupboard.

CLOAKROOM

Fitted with a WC and countertop wash basin and also housing the oil fired central heating boiler.

SITTING/DINING ROOM

DINING ROOM

5.05m max x 3.60m max (16'6" max x 11'9" max)

A generous room with space for a good sized dining table and chairs and featuring stairs leading off with an understairs storage cupboard. Opening through to:

SITTING ROOM

4.33m x 3.12m (14'2" x 10'2")

A spacious sitting area with a bow window to the side and featuring a wonderful brick fireplace with fitted wood burning stove as a main focal point.

KITCHEN

3.32m x 2.30m max (10'10" x 7'6" max)

Fitted with a range of wall and base cupboards and drawers with work surfaces and an inset one and a half bowl sink unit. There is a built-in electric oven and newly fitted Induction hob with a cooker hood over. In addition, there is space and plumbing for a washing machine, room for an upright fridge/freezer, an outlook to the front and an external door to the garden.

FIRST FLOOR LANDING

BEDROOM 1

4.52m to wardrobes x 3.31m (14'9" to wardrobes x 10'10")

A large double bedroom with an outlook to the side and featuring fabulous deep built-in double wardrobe cupboards to one end. There is also an access to eaves storage.

BEDROOM 2

3.89m max x 3.63m max (12'9" max x 11'10" max)

Another double bedroom with built-in wardrobe cupboards, a recessed airing cupboard housing the hot water tank and a dormer window to the rear with bespoke made folding shutters.

SHOWER ROOM

3.56m x 1.75m (11'8" x 5'8")

A well appointed facility with walk-in shower, a large vanity wash basin, WC and bidet and complimented by attractive marble tiling and a chrome ladder towel radiator.





OUTSIDE

To the front of Millers Cottage is a well planted, low maintenance area of garden with flagstone pathway to the front entrance. To the side is a vehicular access providing off road parking and double gated access into the side/rear garden where a graveled driveway area provides further off road parking.

The rear garden is bordered by a pretty stream and beautifully landscaped with pathways meandering through well established and thoughtfully stocked flower/shrub beds with an abundance of plants providing colour throughout the year. Care has been taken to minimise maintenance once again with the use of various textures and hard landscaping such as gravel and smooth pebbles and Indian Sandstone paving to a couple of patio areas as well as steps down to the stream. A wonderful elevated timber deck terrace provides a fabulous place for entertaining or to just sit and relax whilst enjoying the outlook over the garden. A useful summer house with adjacent log store makes an ideal hideaway and provides good outside storage too.

COUNCIL TAX BAND

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EPC RATING

Exempt as it is Grade II Listed.

TENURE

Freehold

POSTCODE

PO30 4BU

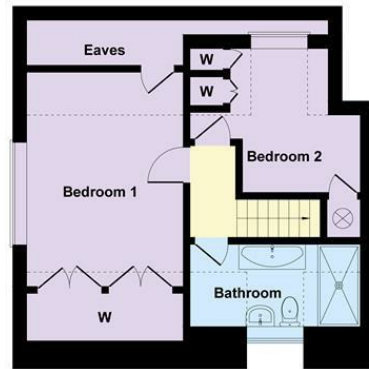
VIEWING

Strictly by appointment with the selling agent Spence Willard.





Millers 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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