

SPENCE WILLARD



Wish House Hunnyhill, Brighstone, Isle of Wight, PO30 4DY



*A unique and spacious detached five bedroomed home situated on the fringes of this ever popular West Wight village and enjoying some wonderful far reaching southerly sea and coastal views.*

VIEWING

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#### **DESCRIPTION**

The property has been extended and upgraded by the current owners to provide a substantial home with many of the comforts of modern living including double glazing, oil central heating and well appointed bathrooms and kitchen. The original part of the building is circular and now forms a large sitting room to the rear of the property which enjoys a fabulous panoramic outlook over the gardens to the sea beyond and there are a further two double bedrooms in this part with a first floor bedroom above. There are two extensions to the original which form a lovely triple aspect kitchen/diner with utility room to one side and a large master bedroom with spacious en-suite shower room to the other side. In addition there is another bedroom and family bath/shower room. The extensive grounds are a particularly attractive feature to the property and have been pleasantly landscaped to a parklands style, with a wide variety of established trees, many with power sockets adjacent for external lighting. There is a variety of outbuildings including a fabulous oak framed open barn with adjacent workshop, WC, loggia and two undercover parking bays.

#### **LOCATION**

Wish House is located in an area of outstanding natural beauty between the popular sought after West Wight villages of Brighstone and Brook and within a short walk of the historic hamlet of Mottistone. There are various local footpath providing good access onto miles of coastal and downland walks and close by is a footpath over farmland and countryside to the surf and beach at Grange Chine which is approximately a fifteen minute walk away.

#### **ENTRANCE HALL**

A welcoming space with attractive solid oak panelled entrance door and an oak staircase to the first floor with under-stairs storage cupboard.

#### **CLOAKROOM**

A useful facility with WC and wash hand basin.



**SITTING ROOM**

8.864 x 4.340 (29'1" x 14'3")

A wonderful sitting room with a curved external wall and windows and double doors providing a glorious sunny outlook over the grounds to the sea beyond. There is a brick fireplace with fitted multi-fuel stove creating a lovely focal point.

**KITCHEN/DINER**

7.486 x 3.005 (24'7" x 9'10")

A good sized room which is well fitted with an attractive range of modern wall and base cupboards and drawers and granite work surfaces with an inset ceramic double bowl sink unit. There are integrated dishwasher and space for a range cooker with cooker hood over. The kitchen area offers a double aspect to the front and rear and to the side is a feature semi circular window over looking the grounds.

**UTILITY ROOM**

2.779 x 1.607 (9'1" x 5'3")

A useful space with wall cupboards, work surface, butler style sink unit and space for a washing machine and tumble dryer.

**MASTER BEDROOM**

4.949 x 3.635 (16'3" x 11'11")

A large double bedroom with ample built-in wardrobe cupboards and windows and double doors out to the rear garden with sea view beyond. Door to:

**EN SUITE SHOWER**

A spacious and well appointed facility with WC, wash basin, bidet and a large walk-in shower cubicle.

**BEDROOM 2**

4.520 x 3.195 (14'10" x 10'6")

A good sized double bedroom with an outlook to the front, built-in wardrobe cupboard and feature curved external wall.

**BEDROOM 3**

4.383 x 3.756 (14'5" x 12'4")

Another good double bedroom with a similar outlook to bedroom 2, curved external wall and a built-in storage/wardrobe cupboard.

**STUDY/BEDROOM 4**

2.626 x 1.926 (8'7" x 6'4")

A useful fourth bedroom currently being used as a study with window to the side and fitted oak worktop.

**FAMILY BATHROOM**

Fitted with a modern suite comprising WC, wash basin, roll top slipper style bath and an enclosed shower cubicle.

**FIRST FLOOR**





#### **BEDROOM 5**

2.977 x 2.000 (9'9" x 6'7")

A lovely bedroom with built-in wardrobe cupboard and dormer window to the rear taking full advantage of the elevated outlook over the surrounding country and coastal area to the sea beyond.

#### **OUTSIDE**

The property is set in extensive grounds in excess of an acre which has been pleasantly landscaped and planted in a parkland style by the current owners. To the front of the property is a five bar gated vehicular access onto a driveway providing ample off road parking and turning space for several cars and leading to the open fronted oak framed BARN/WORKSHOP with undercover parking 17' 9" x 18' 6" (5.414m x 5.641m). There is an adjoining WC, loggia and workshop 12' 10" x 8' 7" (3.933m x 2.622m) with power and light and a block built garden store and timber garden chalet close-by.

There are a wide variety of established shrubs and trees in the front garden together with a feature timber Pergoda and various hand carved tree stumps and throughout the grounds there are several outside power sockets adjacent to the trees to provide power for garden lighting. To the rear of the property there is a Indian sandstone paved patio terrace where one can sit and take in the view over the grounds to the sea beyond. In addition there is another lower patio terrace with power source, ideal for a hot tub with an outside shower adjacent. Further down the garden is a feature garden pond and again a wide variety of plants, trees and shrubs, including fruit trees comprising apple, pear, cherry, plum, greengage, fig, walnut and mulberry.

The vegetable garden is another pleasant feature, which is tucked away to one corner and features a greenhouse, tool shed, raised beds, fruit bushes and a composting area adjacent.

#### **COUNCIL TAX BAND**

E

#### **EPC RATING**

E

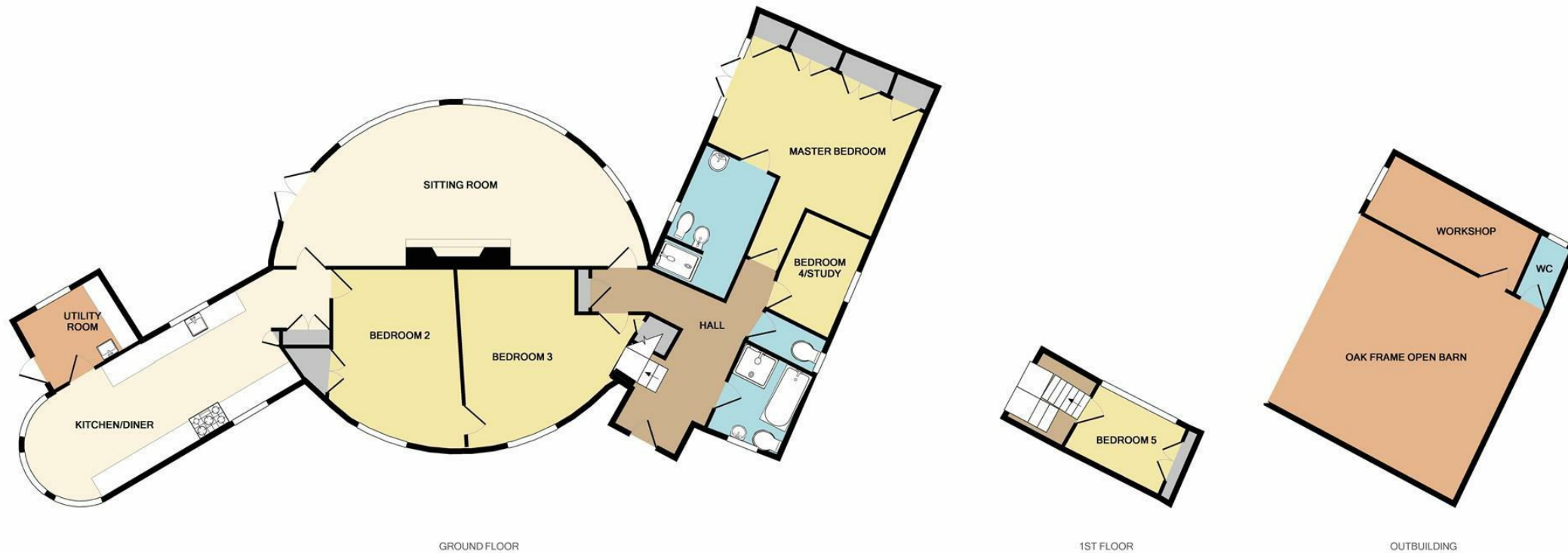
#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.









TOTAL APPROX. FLOOR AREA 1711 SQ.FT. (159.0 SQ.M.)  
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