

SPENCE WILLARD



Kelly Bray, Farriers Way, Shorwell, Isle of Wight

'Not Been On The Market for Over 50 Years', this spacious and chain free four bedroom detached home, backing on to farmland on the fringes of this character West Wight village.

VIEWING

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The property offers well balanced accommodation featuring a wonderful vaulted ceiling to the lounge as well as good sized kitchen/diner to the rear which has access to the rear garden and enjoys the view of the rural backdrop beyond. There are four generous bedrooms, one of which is located on the ground floor with an en suite shower facility, creating versatile space for different generations, living together. There is an oil fired central heating system, as well as double glazed windows, a burner fitted to the lounge and a recessed solid fuel 'Rayburn Royal' in the kitchen/diner. Outside, there are good gardens to the front and rear with ample off road parking and a detached garage.

LOCATION

The property is pleasantly situated in this character rural West Wight village and backs onto open farmland and countryside. The local village pub and church are within a few hundred yards and a local farm shop 'The Beef & Berry Shop' is just yards along the road. There is a network of surrounding footpaths and bridleways providing access to miles of downland and coastal walks with some breathtaking scenery. The neighbouring village of Brighthstone also features a range of facilities, including a doctors and primary school which is around two miles away and Newport, the Island's commercial centre, with its shops, services and amenities is around a 15-20 minute drive away, making this property ideally situated for those looking for the rural village life with good access to walks, yet being accessible to amenities.

ENTRANCE HALL

with built-in cloaks/store cupboard

LOUNGE

6.35m x 3.75m (20'9" x 12'3")

A bright and spacious reception room with triple aspect and a fabulous vaulted ceiling creating a great feeling of space. There is timber paneling to two walls and a feature fireplace with a fitted multi-fuel burner as a main focal point. Stairs lead off the lounge to the first floor.

KITCHEN/DINER

3.10m x 6.30m (10'2" x 20'8")

A generous space with a variety of fitted storage cupboards, drawers and work surface with an inset sink unit. There is space and cooker point connection for an electric cooker as well as a recessed solid fuel 'Rayburn Royal' cooker. The kitchen/diner enjoys an outlook over the rear garden and has a door leading out.

GROUND FLOOR BEDROOM 4

4.30m x 3.20m (14'1" x 10'5")

A large double bedroom with a double aspect and opening through to:

EN SUITE SHOWER

A useful space, fitted with a modern shower cubicle and vanity wash basin.

FIRST FLOOR LANDING

with airing cupboard housing the hot water tank.

BEDROOM 1

3.65m x 3.50m (11'11" x 11'5")

A generous double bedroom featuring a double aspect, taking full advantage of the views to the front over the village to the downland beyond and to the rear, a rural outlook over adjacent farmland.

BEDROOM 2

3.15m x 3.10m to wardrobes (10'4" x 10'2" to wardrobes)

A good double bedroom with ample built-in wardrobe cupboards and enjoying the rural views and outlook over the rear garden.

BEDROOM 3

2.65m x 2.65m (8'8" x 8'8")

Another good bedroom enjoying a rural outlook to the rear.





BATHROOM

With suite comprising WC, wash basin and bath with shower tap attachment over.

OUTSIDE

To the front of the property is a lawned area of garden partially enclosed/screened by established hedging. There is a driveway providing off road parking and leading along the side of the property to the garage.

The good sized rear garden enjoys a lovely aspect with open farmland, mainly used for grazing, as a back drop. Other features include a small garden pond, a paved patio area and a detached GARAGE with double doors, power and a pedestrian side door.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO30 3JP

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





Kelly Bray



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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