

SPENCE WILLARD



Selbourne, Blackbridge Road, Freshwater Bay, Isle of Wight

A stylish, well presented three bedroom family home with good parking and gardens and within a short walk of the beach, downs and nature reserve.

VIEWING

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The property offers great accommodation arranged over three floors and ideally suited for family life with a fabulous kitchen/diner extension to the rear with bi-folding doors opening up to the rear garden. There are a further two reception rooms to the ground floor including a characterful sitting room with large bay window to the front fitted with plantation shutters as well as an open fireplace with wood burning stove as the main focal point. To the first floor there is a good sized double bedroom and landing, again both with plantation shutters to the windows, as well as a generous bathroom complete with a separate shower cubicle and bath. The second floor features two good bedrooms, one with fitted plantation shutters. There is also a mixture of attractive flooring throughout the property from practical LVT flooring to the kitchen/diner, original timber floorboards to the other two reception rooms, painted floorboards to the first floor, striped carpet to the staircases and carpeting to the second floor bedrooms. The windows are all double glazed and the accommodation is warmed by a gas central heating system. Outside there are gardens to the front and rear, with off road parking for two cars to the front and a pleasant enclosed garden to the rear featuring a lovely paved patio terrace, lawn and a large and extremely versatile workshop/studio at the end of the garden.

LOCATION

Pleasantly situated on a popular road in Freshwater Bay, this property offers great access to miles of downland and coastal walks via network of local footpaths and bridleways together with access to the SSSI protected Afton Nature Reserve, Freshwater Bay Golf club and the beach. Within a few hundred yards is a local general store and a popular cafe/bar. The shops, services and amenities in Freshwater village centre are within a mile and the historic harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive, making this property ideally located as either a permanent/second home/holiday retreat,

STUDY/DINING ROOM

4.55m x 3.40m (14'11" x 11'1")

A good shaped room with an outlook to the side, staircase leading off, recessed bookshelves and a built-in cupboard housing the gas central heating boiler.

SITTING ROOM

4.70m into bay x 3.40m (15'5" into bay x 11'1")

A fabulous room with an attractive brick fireplace with fitted wood burner as its main focal point. The large bay window with plantation shutters flood light into the space.

KITCHEN/DINER

4.75m max x 4.70m max (l'shaped room) (13'1",246'0" max x 15'5" max (l'shaped room))

A good proportioned room fitted with a range of cupboards/drawers and solid wood work surface incorporating an inset one and half bowl sink unit. There is a freestanding gas range cooker with cooker hood over, plumbing for a washing machine and integrated appliances comprising a fridge/freezer, dishwasher and microwave oven. Bi-folding doors open up to the rear garden and patio terrace and these combined with a side window and roof light provide good light into the room.

REAR LOBBY

with external side door.

CLOAKROOM

Fitted with a WC and wash hand basin.

FIRST FLOOR LANDING

Featuring an attractive winding staircase to the second floor. A side window with plantation shutter provides good light.

BEDROOM 1

3.85m x 3.40m (12'7" x 11'1")

A good sized double bedroom with an outlook to the front through the plantation shutters. The painted floorboards provides an attractive finish.

BATHROOM

3.40m max x 1.95m (11'1" max x 6'4")

A good sized space fitted with a suite comprising WC, wash basin, bath and a recessed shower cubicle.

SECOND FLOOR**BEDROOM 2**

3.85m x 3.35m (12'7" x 10'11")

Another good sized double bedroom with plantation shutters fitted to the front facing window. The original decorative cast iron fireplace is an attractive focal point.





BEDROOM 3

3.85m x 3.35m (12'7" x 10'11")

Another good bedroom with an outlook to the side and a useful recessed wardrobe cupboard as well as a similar attractive cast iron fireplace.

OUTSIDE

To the front of the property is a gravelled driveway around ten metres deep which provides good off road parking for two cars., as well as a side access through to the rear garden. The rear garden features a lovely paved patio terrace which takes full advantage of the afternoon and evening sun. Adjacent is a gravelled pathway to the side of the lawns which leads to a fabulous timber WORKSHOP/STUDIO 5.45m x 3.55m (17'10" x 11'7") with double opening doors, a window to the side and power/light. The outbuilding offers great versatility as either a studio, home office or workshop, but could also be made into a lovely summer house. There is a pedestrian gate in the side boundary for the adjoining property to have occasional access into their garden.

COUNCIL TAX BAND

C

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9QW

VIEWING

Strictly by appointment with the selling agent Spence Willard.





Selbourne



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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