

SPENCE WILLARD



Monks Path, Limerstone Road, Limerstone, Isle of Wight

A wonderful opportunity to purchase a substantial detached 5-6 bedroom character house with elevated sea and coastal views set in gardens and grounds approaching 1.5 acres and featuring a swimming pool and a range of outbuildings.

VIEWING

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



The property has been well maintained and upgraded to provide a practical family home with many of the comforts of modern living, combined with an array of modern energy saving measures including photovoltaic solar panels with a Tesla battery storage system which greatly supplements the day to day running costs. The windows and doors are double glazed and the central heating is supplied by a ground source heat pump for greater efficiency, negating the reliance on heating oil as fuel. There is an abundance of rooms offering fabulous versatility to the accommodation with a variety of reception rooms on the ground floor as well as four generous double bedrooms to the first including three/four en suite facilities, a small office and a wonderful shared balcony to the front with a far reaching sea view. To the second floor there is another generous double bedroom with an attic room/play room leading off. Given the scale and scope of the property it could be configured to provide six bedrooms or even a ground floor annexe area if required. A spacious and well appointed kitchen/breakfast room is adjacent to the dining room which leads out to the pool terrace and also through to a sun room. In addition, there are three further reception rooms including a generous sitting room, all offering an opportunity for a variety of uses. Outside, there are well maintained grounds and gardens surrounding the property with tall double gates to the front creating good privacy and seclusion. There is ample parking as well as a garage and car port block adjacent to the driveway. The pool terrace is a features a fabulous swimming pool heated by an air source heat pump and is surrounded by well planted gardens. To the rear there is a wonderful open area of garden/grounds backing onto farmland and downland which could be utilised as a paddock, and is currently planted as a wild flower meadow. There is also a levelled out area which was originally created for a tennis court and is currently a thriving fruit and vegetable garden.

LOCATION

Limerstone is a small collection of rural properties between the popular West Wight villages of Shorwell and Brighstone. The village of Brighstone is around a 1/4 a mile away and features a range of local facilities, including a good village shop, pub, primary school, doctor's surgery and tennis courts. A public footpath adjacent to the property provides access to the downs and is one of an extensive network of footpaths and bridleways offering superb walks in the area running through the downland and forestry to the north of Brighstone as well as paths leading to the coast and beaches nearby. Situated within an Area of Outstanding Natural Beauty, there are also fantastic horse riding and cycling opportunities. Newport is just over a 10 minute drive with a wider range of shopping facilities whilst mainland ferry links as well as marina facilities, can be accessed from Yarmouth, Cowes & Fishbourne.

HALLWAY

A spacious connective area featuring stairs off with an understairs storage and an external door to the side, which could be used as an annexe entrance.

CLOAKROOM

with WC and wash hand basin.

SITTING ROOM

5.5m x 4.25m (18'0" x 13'11")

A generous and dual aspect reception room with engineered oak flooring and a wood burning stove fitted to the fireplace providing an attractive focal point.

DINING ROOM

4.85m x 4.25m (15'10" x 13'11")

A bright and spacious room with exposed floor boards and featuring doors into the sun room and double doors leading out to the garden and pool terrace. Complete with a serving hatch to the kitchen and built in wine rack.

SUN ROOM

4.20m x 2.50m (13'9" x 8'2")

A sunny space offering an outlook over the garden.

SNUG

3.40m x 2.85m (11'1" x 9'4")

Another reception room featuring an original cast iron fireplace with bespoke recessed storage to the side.

BEDROOM 6/STUDY

2.956 x 3.033 (9'8" x 9'11")

Another good space ideally suited as either a study/office, additional reception room or a ground floor bedroom/annexe bedroom if required.

KITCHEN/BREAKFAST ROOM

4.45m x 4.15m (14'7" x 13'7")

Well appointed with a range of modern cupboards and drawers providing ample storage and affording space for a breakfast table and chairs. The granite work surfaces are an attractive feature and as well as an electric Aga, fitted to the chimney breast recess. In addition, there is a dual fuel Rangemaster cooker with calor gas hob and electric ovens, together with a cooker hood over. The fitted cupboards are neatly designed to allow for an under counter dishwasher as well as a side by side American fridge/freezer.

REAR LOBBY

Featuring fitted work surface with plumbing under for a washing machine, a separate WC with wash basin off and a shower/wet room, both ideally located close to the garden and swimming pool terrace.

FIRST FLOOR LANDING**MASTER BEDROOM**

4.20m x 4.25m (13'9" x 13'11")

A wonderful dual aspect double bedroom with an elevated outlook to the sea beyond and double doors leading out to the balcony terrace. There are exposed timber floorboards and a freestanding bath by the window to relax in and enjoy the outlook. A useful walk-in wardrobe complements the master suite and double doors also lead off to:

EN SUITE SHOWER ROOM

Well appointed and fitted with a corner shower cubicle, WC and vanity wash basin.

BEDROOM 2

4.85m x 4.25m (15'10" x 13'11")

Another generous double bedroom with a dual aspect overlooking the garden and enjoying similar sea and coastal views to Bedroom 1. Feature exposed timber floorboards create stylish finish and double doors also lead out to the balcony terrace.

EN SUITE SHOWER ROOM

Fitted with a good sized shower cubicle, WC and wash basin.

BEDROOM 3

4.25m x 3.20m (13'11" x 10'5")

A good double bedroom with an outlook over the pool terrace and door to:

EN SUITE BATHROOM

Fitted with a modern suite comprising bath with side mounted taps, WC and a wash basin.

BEDROOM 4

3.40m x 2.90m (11'1" x 9'6")

A further double bedroom with exposed timber floorboards, a recessed storage cupboard and door to:





JACK N' JILL BATHROOM

with access to Bedroom 4 and the landing and fitted with a wash basin, WC and bath with shower unit over.

SMALL OFFICE

A compact space ideal for home working with a view over the rear garden and downland.

SECOND FLOOR

BEDROOM 5

5.60m x 3.75m (18'4" x 12'3")

Another fabulous bedroom with a vaulted ceiling, dual aspect roof light windows and access to the eaves. A door leads through to:

ATTIC ROOM/PLAY ROOM

4.25m x 1.95m (13'11" x 6'4")

with limited head height, access to the eaves and a window at the end providing a wonderful and far reaching sea and coastal outlook.

OUTSIDE

The extensive garden/grounds are approaching 1.5 acres and are well maintained and pleasantly landscaped. To the front is a sizable area of garden with a gravelled driveway leading from the road via tall double gates which provide a good degree of privacy and seclusion. To one side of the driveway are two garages with a car port adjacent providing valuable storage and parking, one of which is currently used as a gym. The buildings are framed by a mature Wisteria, with a car port adjacent. In addition, there is an electric car charging point adjacent to the main house itself. The gardens extend to both sides of the property and open out onto a fabulous pool terrace complete with a heated swimming pool connected to an air source heat pump. Surrounding the pool is a formal lawn which is bordered by an abundance of established plants and shrubs as well as a timber shed with power. To the rear of the property the gardens rise up to a large areas of grounds which backs onto open farmland and enjoys a downland back drop. The grounds feature a sizable storage barn as well as a leveled area adjacent, created in readiness to form a tennis court and is currently a fabulous fruit and vegetable garden with ample raised beds including perennials beds with asparagus, strawberries, raspberries and artichokes. A lovely Victorian style greenhouse with dwarf walls and potting shed, both with power, complete the vegetable garden, together with a chicken run and coup along side and fruit trees. The rest of the land is laid to a wild flower meadow along with strategically placed photovoltaic solar panels and a bench seat towards the top where you can enjoy the far reaching sea and coastal views and surrounding panorama. The land could equally be used as a paddock area if required.

COUNCIL TAX BAND

F

EPC RATING

tbc

TENURE

Freehold

POSTCODE

PO30 4AA

VIEWING

Strictly by appointment with the selling agent Spence Willard.







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.