

# SPENCE WILLARD



Brambles Corner, Colwell Road, Freshwater, Isle of Wight

*A handsome detached 3-4 bedroom double bay fronted house with separate annexe extension set in a generous corner plot with some first floor sea views and ample parking.*

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



The property features good sized rooms which are in need of refurbishment, but offer fabulous versatility to be utilised as a large family home with up to six bedrooms if required. The separate purpose built annexe widens the choice for buyers to have multi-generational living or even the possibility of an income if desired. To the ground floor there are two good sized reception rooms and a spacious kitchen, together with access through to a utility room which also doubles up as a kitchen for the annexe. To the first floor there is a generous landing with a dual aspect to the front and rear which provides access to the three double bedrooms, two of which enjoy a dual aspect. Bedrooms 1 and 3 both enjoy an outlook over neighbouring farmland to the sea beyond. A generous bathroom with separate WC adjacent completes the first floor space. The separate annexe neatly interconnects with the main house, but also features its own entrance door and hallway and comprises a well proportioned living room with a conservatory leading off which enjoys an outlook over the gardens. In addition, a bathroom and generous double bedroom complete the annexe accommodation. The majority of the windows are double glazed and the accommodation is warmed by gas central heating with two separate boilers and hot water tanks for both the main house and annexe. There are solar water heating panels located on the roof which also supplements the hot water system. Outside, there are generous gardens to the front, both sides and the rear which are pleasantly enclosed and planted offering good privacy and seclusion. There is a vehicular side access off Brambles Lane onto a sizeable driveway offering ample parking and turning space.

**LOCATION**

Within a few hundred yards of the property is at the end of Brambles Lane is a footpath leading to the popular sandy beach in Colwell Bay with its renowned coastal restaurant 'The Hut'. The beach at Totland Bay is a little further along the coast and features 'The Waterfront' public house. Freshwater village centre with its shops, services and amenities is within a mile and there is a bus stop within a few yards with a regular bus service that runs between Yarmouth and Freshwater/Totland making access to the local facilities easier. The mainland ferry terminal is located in the harbour town of Yarmouth and is within a couple of miles.

**ENTRANCE PORCH**

1.90m x 1.3m (6'2" x 4'3")

**LIVING ROOM**

5.30m x 3.95m max (17'4" x 12'11" max)

A spacious and dual aspect reception room featuring a fireplace incorporating a fitted gas fire.

**DINING ROOM/BEDROOM 4**

3.95m max x 3.35m (12'11" max x 10'11")

Another dual aspect room ideally suited as either a reception room or ground floor bedroom.

**KITCHEN**

5.30m x 3.00m (17'4" x 9'10")

A generous kitchen fitted with range of cupboards, drawers and work surfaces with space for a number of freestanding appliances including a gas cooker point. There are dual aspect windows overlooking the gardens and a side door that leads to an open porch.

**UTILITY/ANNEXE KITCHEN**

3.35m x 3.00m (10'11" x 9'10")

Ideally located between the main kitchen and the annexe and providing dual use for both spaces. There are ample fitted cupboards, work surfaces and a facility for a freestanding cooker. A built-in cupboard houses a separate gas boiler and hot water cylinder for the annexe.

**FIRST FLOOR LANDING**

7.0m x 1.8m plus recess (22'11" x 5'10" plus recess)

A large through landing with windows to the front and rear and access to a good sized loft area with fitted ladder and light and ideal for conversion if desired.

**BEDROOM 1**

3.35m x 3.95m max into wardrobes (10'11" x 12'11" max into wardrobes)

A wonderful bright dual aspect bedroom with fitted wardrobe cupboards and enjoying an outlook to the side over adjoining farmland to the sea.

**BEDROOM 2**

3.35m x 3.95m max into wardrobes (10'11" x 12'11" max into wardrobes)

Another generous dual aspect bedroom with fitted wardrobe cupboards with an outlook over the gardens.

**BEDROOM 3**

3.00 x 3.35m max (9'10" x 10'11" max)

A good double bedroom with built-in wardrobe cupboard, enjoying a sea view and outlook similar to Bedroom 1.

**BATHROOM**

3.35m x 2.10m (10'11" x 6'10")

Fitted with suite comprising bath, wash basin and shower cubicle. There is a built-in double linen cupboard housing the gas central heating boiler and hot water cylinder for the main house.

**SEPARATE WC****ANNEXE****LOUNGE**

4.70m x 3.65m (15'5" x 11'11")

A spacious lounge with patio doors to:

**CONSERVATORY**

3.65m x 3.60m max (11'11" x 11'9" max)

A lovely space overlooking the gardens

**BEDROOM**

3.55m x 3.25m (11'7" x 10'7")

A good double bedroom.

**BATHROOM**

1.75m x 1.65m (5'8" x 5'4")

with suite comprising wash basin, WC and bath with shower unit over.





#### **OUTSIDE**

There are good sized gardens surrounding the property which are mainly laid to lawn and well stocked with a good variety of plants, trees and shrubs. To the side is a double gated vehicular access from Brambles Lane onto a sizeable block paved driveway providing ample parking and turning space. There are a number of outbuildings in the gardens from greenhouses to a couple of timber sheds. Also, adjacent to the annexe is an integral garden WC with wash basin. To the rear of the garden is an area dedicated to a fruit and vegetable garden with raised beds, fruit cages and fruit trees.

#### **COUNCIL TAX BAND**

House - E  
Annexe - A

#### **EPC RATING**

tbc

#### **TENURE**

Freehold

#### **POSTCODE**

PO40 9SL

#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.





**Brambles Corner**



**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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