

SPENCE WILLARD



Weirside Cottage, Main Road, Brighstone, Isle of Wight

A charming Grade II Listed detached two bedroom character cottage situated in the picturesque conservation area of Brighstone village with good parking and gardens.

VIEWING

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The cottage has been used as a successful holiday cottage and well maintained as to a high standard, inside and out with a balance between modern and character features including beams to most of the ceilings, fireplaces to the two reception rooms and charming fenestration together with plantation shutters fitted to the front windows. To the ground floor there are two reception rooms as well as a smart and stylish kitchen. A well appointed bathroom completes the ground floor space. To the first floor are two good double bedrooms, both with vaulted ceilings. The property is heated by an oil fired central heating system with the boiler (replaced in 2022) being neatly tucked away in an adjoining outbuilding. Outside, there are gardens to the front, side and rear of the cottage with ample space for parking, recreation and entertaining.

LOCATION

The village of Brighstone is a popular area which is designated an Area of Outstanding Natural Beauty and well serviced by local amenities including a general store with post office, cafe/bistro, family dining pub, hairdresser, community library, a primary school, two churches and a doctors surgery with dispensary. The village is within a mile of the Island's south western coastline and accessible to several sandy beaches as well as an abundance of footpaths and bridleways providing access to miles of coastal and downland walks, making this cottage ideally suited as a permanent or second home/holiday retreat.

ENTRANCE PORCH

with attractive flagstone floor, arched entrance door and original paneled leading to:

DINING ROOM

11'7" x 11'11"

A welcoming space with an outlook to the front and featuring a cross beamed ceiling and a brick fireplace with a wood burning stove.

SITTING ROOM

11'10" x 11'9"

Another attractive reception room with an attractive tiled floor, feature brick fireplace and an outlook over the front garden.

KITCHEN

10'5" x 6'6" max

A well appointed space with modern stylish cupboards, drawers and Corian work surfaces incorporating an inset sink unit as well as an integrated fridge with freezer compartment, a slimline dishwasher and an electric oven and hob with cooker hood over.

BATHROOM

5'10" x 6'4"

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

FIRST FLOOR**BEDROOM 1**

12'5" x 12'3"

A generous double bedroom with a feature vaulted ceiling incorporating exposed beams.

BEDROOM 2

12'5" x 10'11"

Another good double bedroom with similar vaulted ceiling and beams to Bedroom 1.

OUTSIDE

Weirside Cottage is set in good gardens to the front side and rear and approached via a shared gravelled driveway providing good off road parking and turning space. To the front is a lawned area with stocked flower/shrub borders and established trees and featuring an attractive stone wall to the road. A pathway leads to the front entrance and around the property to a sheltered area of garden to the rear which is laid to a paved patio terrace, ideal for entertaining and features an insulated garden chalet 3.00m x 2.45m (10' 0" x 8' 0"), with power/light, water and plumbing for a washing machine. There is another larger area of lawn offering great space for recreation and further landscaping if required. To the side of the main cottage there is also a useful lean-to store which neatly houses the oil fired boiler which was replaced in 2022.

COUNCIL TAX BAND

Currently not rated as the property is registered as a commercial holiday let.

EPC RATING

N/A as the property is a listed building.

TENURE

Freehold

POSTCODE

PO30 4DJ

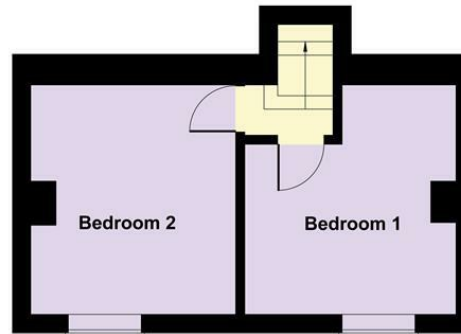
VIEWING

Strictly by appointment with the selling agent Spence Willard.





Weirside Cottage



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.

Produced by Potterplans Ltd. 2024



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