

SPENCE WILLARD



Mulberry House, Coastguard Lane, Brook, Isle of Wight

# *A wonderful 4 -5 bedroom attractive modern home tucked away on the coastal outskirts of this sought after West Wight village.*

VIEWING

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



The property was built within the last ten years and designed with modern living in mind whilst taking care to blend in with its surroundings. The accommodation has a modern yet warm traditional feel with the use of oak veneered doors and engineered oak flooring to the ground floor (except the utility room and conservatory) creating a seamless flow. The Danish wood burning stove to the corner of the living room provides a stylish focal point to the sitting area and this combined with the LPG gas fired central heating and high levels of insulation means the accommodation is well heated with a good degree of efficiency, demonstrated by the EPC. There are three well appointed shower/bathrooms, two of them being en suite and all featuring electric underfloor heating together with towel radiators from the central heating system also with an option of being individually heated by electric for towels in the warmer months. There is a good amount of bespoke fitted storage around the property from deep recessed cupboards to the hall and landing as well as wardrobe cupboards to two of the bedrooms and useful well designed understairs cupboards. To the ground floor the generous sitting/dining room has access out to the front garden as well as direct links through to the conservatory and an impressive kitchen/breakfast room complete with a range of good quality integrated appliances and a large centre island with storage and breakfast bar. In addition, there is a separate utility room, a cloakroom and a study/5th bedroom. To the first floor there is a spacious landing with a double airing cupboard, four generous double bedrooms, two with en suite shower rooms and one featuring a balcony to the front offering a wonderful spot to sit and take in the coastal outlook. A good sized family bathroom completes the first floor accommodation. Outside, there are private garden areas to both the front and rear with various areas to sit and relax as well as a range of useful outbuildings and the driveway provides good space to park several cars.

## **LOCATION**

Nestled on the coastal outskirts of this picturesque village and within the conservation area, the property is within easy reach of the coast and the beach in Brook Chine. The village is surrounded by stunning coastal and downland scenery with an abundance of footpaths and bridleways leading to miles of walks where some of the Island's most breathtaking and far reaching scenery can be enjoyed. The nearby village of Brightstone offers a range of shops and facilities including a doctors' surgery and primary school and the village of Freshwater, around five miles away offers a wider range of shops and amenities. The mainland ferry terminal located in the historic harbour town of Yarmouth is conveniently located around a fifteen minute drive away.

## **PORCH**

A useful area with space for coats and shoes.

### ENTRANCE HALL

A welcoming space featuring a deep built-in storage cupboard and an attractive staircase with oak and glass panel balustrading and bespoke built-in storage below.

### CLOAKROOM

With WC and vanity wash basin.

### SITTING/DINING ROOM

4.55m max x 8.50m max (14'11" max x 27'10" max)

A generous and bright L-shaped reception room with oak flooring and featuring doors leading from the sitting area out to the front garden. A Danish wood burning stove with stainless steel flue is a wonderful focal point to the corner of the sitting area. The dining area easily accommodates a good sized dining table and chairs and connects directly through to the kitchen/breakfast room and conservatory.

### KITCHEN/BREAKFAST ROOM

5.10m x 4.57m plus recess (16'8" x 14'11" plus recess)

A truly impressive and well fitted space with a range of smart modern cupboards and wide drawers proving very good and practical storage. The Corian work surfaces complement the stylish cupboards and drawers and this theme continues through to the substantial centre island unit incorporated good storage and a breakfast bar. There are a number of integrated appliances including a dishwasher, fridge/freezer, a wine fridge and cooking facilities comprising an 'AEG' ceramic hob with cooker hood over and a 'Neff' hide and slide oven as well as a matching combination microwave oven above.

### CONSERVATORY

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

Accessed from both the dining area and kitchen, the conservatory provides a lovely area to relax and enjoy the outlook over the rear garden with doors leading out.

### STUDY/BEDROOM 5

3.00m x 2.60m (9'10" x 8'6")

Perfect for those needing a separate study/home office space but equally useful as a ground floor bedroom if required.

### UTILITY ROOM

3.00m x 1.80m max (9'10" x 5'10" max)

A very useful room with fitted work surface beneath which there is space for a washing machine and another appliance. A sizeable plant cupboard houses a 'Vaillant' LPG gas fired central heating boiler together with a large 'Gledhill' pressurised hot water tank. An external side door leads to the side pathway and rear garden.

### FIRST FLOOR LANDING

A spacious landing featuring a built-in double linen cupboard with an independent electric heater.

### BEDROOM 1

4.40m to wardrobes x 3.25m (14'5" to wardrobes x 10'7")

A large double bedroom featuring a run of built-in wardrobe cupboards providing ample storage.

### EN SUITE SHOWER ROOM

3.00m x 1.50m (9'10" x 4'11")

A well appointed and fully tiled facility with electric underfloor heating and comprising a sizeable walk-in shower cubicle together with a WC and wash basin.

### BEDROOM 2

3.95m to wardrobes x 3.25m (12'11" to wardrobes x 10'7")

Another generous double bedroom fitted with ample built-in wardrobe cupboards and enjoying a coastal outlook to the sea. A door leads out to a balcony where you can sit and further enjoy the view.





#### EN SUITE SHOWER ROOM

1.90m x 1.95m (6'2" x 6'4")

Another well appointed and fully tiled en suite with underfloor heating and comprising a corner quadrant shower cubicle, WC and a vanity wash basin.

#### BEDROOM 3

3.95m x 3.00m (12'11" x 9'10")

A good sized double bedroom with an outlook to the front enjoying a similar sea and coastal outlook to Bedroom 2.

#### BEDROOM 4

3.75m x 3.25m (12'3" x 10'7")

A further double bedroom with an outlook to the rear.

#### FAMILY BATHROOM

3.00m x 1.90m (9'10" x 6'2")

A generous family bathroom with tiled walls and underfloor heating and fitted with a suite comprising a WC, wide vanity wash basin and a modern spa bath with a handheld shower rinse head.

#### OUTSIDE

To the front of Mulberry House is an attractive and well screened lawned area of garden complete with a Mulberry Tree, paved patio area, a timber summer house and a garden shed. The driveway adjacent provides ample off road parking for several cars and there is a gated access both sides of the property with paved pathways leading to the rear garden. To one side there is a log store and an adjacent bin store.

The rear garden is pleasantly enclosed by fencing offering good privacy and is mainly laid to lawn with good planting to the borders. There is both a shingled patio area and a paved patio area to either corner of the garden for relaxation.

#### COUNCIL TAX BAND

F

#### EPC RATING

C

#### TENURE

Freehold

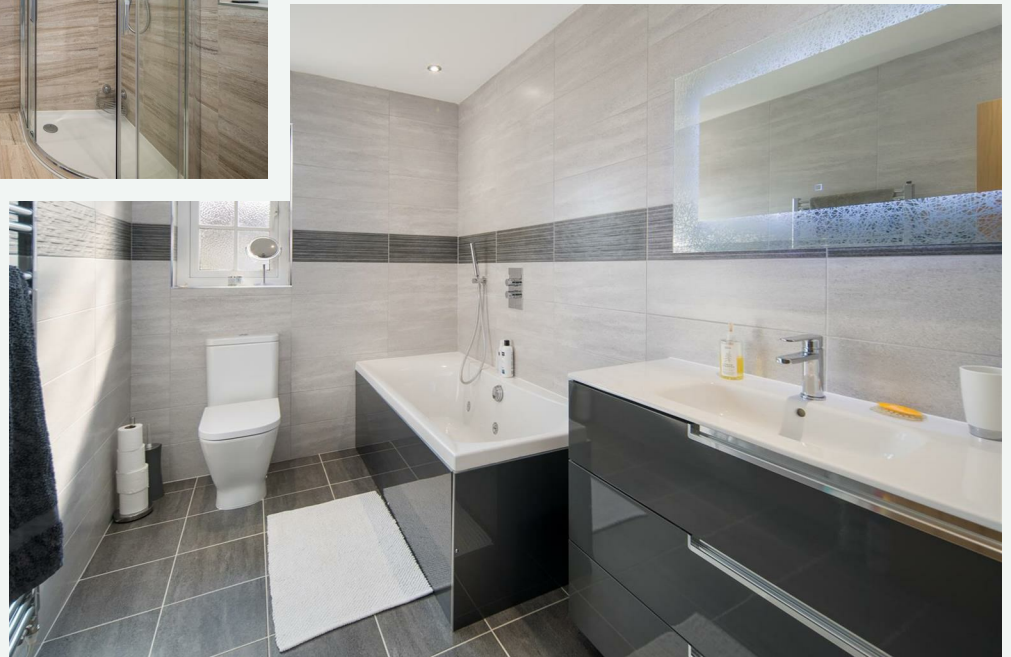
#### POSTCODE

PO30 4HQ

#### VIEWING

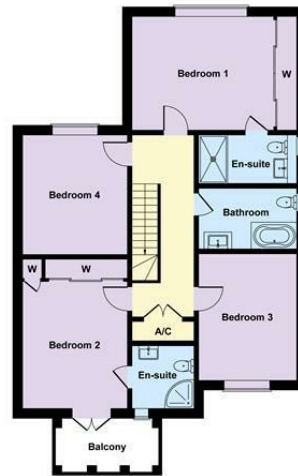
Strictly by appointment with the selling agent Spence Willard.



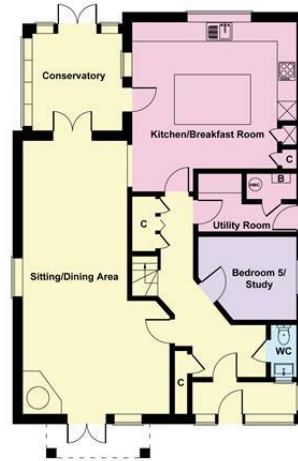




Mulberry House



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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