

SPENCE WILLARD



Briarwood House, Church Hill, Totland Bay, Isle of Wight

A fine and substantial detached Victorian residence with up to seven bedrooms set in large gardens and situated in a popular area towards the outskirts of Totland Bay.

VIEWING

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This property provides generous living space with an abundance of original character features spread across three floors, having been thoughtfully modernised and improved with great care to create a charming and comfortable family home. Many of the rooms and flow spaces feature the original exposed timber floorboards adding to the styling and character feel of the property. Notable features include a stylishly renovated kitchen/breakfast room with study area, well appointed bath and shower rooms including an en suite, a conservatory overlooking the rear garden, a cellar, multi fuel stoves and gas central heating together with a modern pressurised hot water system. Outside, there are generous gardens with plenty of off-road parking and a detached garage together with a hidden vegetable/fruit garden and a formal lawn to the rear, formally a tennis court.

LOCATION

The beach and Turf Walk in Totland Bay is within a few hundred yards together with the local village centre shops. There is also access via local footpaths and bridleways to miles of surrounding downland and coastal walks where one can take in the stunning scenery across the West Wight. Freshwater village with its range of shops, services and amenities is approximately a mile away and the harbour town of Yarmouth with its range of pubs and restaurants, excellent sailing facilities and mainland ferry terminal.

ENTRANCE PORCH

Featuring the original tiled floor, coat hooks and door to:

LIBRARY/RECEPTION HALL

5.00m x 3.95m (16'4" x 12'11")

A charming and welcoming space with a dual aspect and featuring a corner fireplace with fitted multi fuel stove. The exposed floorboards, dado and picture rails add to the characterful feel.

INNER HALLWAY

A wonderful flow space with exposed floorboards connecting through to the ground floor reception rooms and kitchen and featuring the original gentle staircase with an understairs cupboard housing the modern 'Gledhill' pressurised hot water tank. A fabulous walk-in shelved pantry (formerly a bar) houses an access hatch to a cellar area with steps down (ideal for a wine enthusiast). Leading off the hallway is a cloakroom area with original decorative tiled floor, recessed coat hanging space and a decorative external door to the rear garden.

CLOAKROOM

With WC and a corner wash hand basin.

SITTING ROOM

4.85m max x 4.35m (15'10" max x 14'3")

A generous space with windows to either side of the fireplace which forms the main focal point and features a fitted multi fuel stove with slate hearth and decorative timber surround. Glazed double doors lead out to:



DINING ROOM

5.00m into bay x 4.85m max (16'4" into bay x 15'10" max)

Another generous reception room with exposed floorboards and featuring a large bay window to the front together with a tiled fireplace and 'Rayburn Rhapsody' solid fuel burner.

CONSERVATORY

3.95m x 3.65m (12'11" x 11'11")

A double glazed 'Victorian' style conservatory with tiled floor offering a wonderful outlook over the rear garden and former tennis lawn.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA

4.35m x 4.50m (14'3" x 14'9")

More recently refurbished and well fitted with a range of quality hand made bespoke wooden cupboards, drawers and display cabinets as well as an integrated feature plate rack and matching centre island unit provide attractive and ample storage. The solid oak work surfaces provide good counter top space and feature a large double bowl butler sink unit. A feature chimney recess allows space for a double range cooker with a high mantle shelf over and an integrated extractor hood. Other features include an integrated dishwasher, a concealed gas central heating boiler, space an American style fridge/freezer and a tiled floor flowing through to the breakfast area. A useful side porch leading out to the driveway leads off the kitchen area.

BREAKFAST AREA

3.00m 2 x 2.75m (9'10" 6'6" x 9'0")

A bright space enjoying a dual aspect and an ideal and versatile space for everyday use.

STUDY AREA

2.40m x 2.00m (7'10" x 6'6")

With an outlook over the rear garden and double doors leading out.

UTILITY/BOOT ROOM

3.15m x 1.65m (10'4" x 5'4")

A useful space with fitted work surface and space for two appliances including plumbing for a washing machine. There is plumbing in place to provide a cloakroom/wet room if desired.

FIRST FLOOR LANDING

An attractive landing area with a half landing leading to the Family Bathroom. Features include exposed floorboards and two clerestory windows flooding light into the space. A second floor staircase leads off with an understairs cupboard housing water pipework ready to lead to the second floor if required. Another large store cupboard provides useful storage.

BEDROOM 1

5.00m x 4.50m (16'4" x 14'9")

A superbly spacious double bedroom with a large bay window to the front and a built-in recessed wardrobe cupboard.

BEDROOM 2

4.40m x 4.45m (14'5" x 14'7")

Another generous double bedroom overlooking the rear garden with a built-in recessed wardrobe cupboard and door to:

EN SUITE SHOWER ROOM

Comprising a good sized shower cubicle, WC and recessed wash basin.

BEDROOM 3

4.40m x 4.25m (14'5" x 13'11")

Enjoying a dual aspect and an outlook over the rear garden, another generous double bedroom with a built-in recessed wardrobe cupboard, wash basin and exposed floorboards.

BEDROOM 4

5.00m x 3.95m (16'4" x 12'11")

A further generous double bedroom with a dual aspect and exposed floorboards.



**FAMILY BATHROOM**

2.65m x 2.20m (8'8" x 7'2")

A well appointed family bathroom with a dual aspect and metro style half tiling with a decorative tiled floor complementing the stylish suite which comprises a WC, wash basin and a feature cast iron style roll top bath with side mounted Victorian style shower attachment. A Victorian style towel radiator completes the stylish feel.

SHOWER ROOM

An additional facility ideal for family use with a good sized shower cubicle, WC and wash basin.

SEPARATE WC

With window to the side.

SECOND FLOOR LANDING

With a roof light to the side, useful built-in eaves storage cupboards and a deep cupboard providing further storage space and offering potential to be incorporated into a second floor WC facility if required.

BEDROOM 5

3.35m x 3.75m (10'11" x 12'3")

A good double bedroom featuring a corner storage cupboard, two windows to the side with a sea glimpse and a roof light window to the rear with downland views.

BEDROOM 6

3.35m x 4.30m (10'11" x 14'1")

A further double bedroom with two side windows and roof light window to the rear with downland views.

BEDROOM 7

4.15m x 3.55m max (13'7" x 11'7" max)

A versatile room with a dormer side window providing a sea glimpse and a wonderful original port hole window to the front. The walls are part matchboard panelled and feature a recessed cabinet with lead glass door. An eaves cupboard provides good storage as well as a access through to the large remaining loft area providing further storage.

OUTSIDE

To the front of the property is a good sized garden partly laid to lawn and stocked with a range of plants and shrubs. A gravelled driveway provides good parking for several cars and access to a detached timber framed garage to one side.

There is gated access both sides of the property to the large rear garden which is enclosed by a mixture of fencing and established hedging providing a great deal of privacy and seclusion. The upper area of garden adjacent to the property is planted with a range of plants and shrubs with steps leading down to a large formal lawned area, formerly used as a tennis court. There are a number of trees in the garden including Pine, Eucalyptus, fig and bay. At the end of the garden there is a pathway leading through the trees to a secret area of garden currently used as a vegetable/fruit garden with a greenhouse.

COUNCIL TAX BAND

G

EPC RATING

E

TENURE

Freehold

POSTCODE

PO39 0EU

VIEWING

Strictly by appointment with the selling agent Spence Willard.







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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