

SPENCE WILLARD



The Lawns, Bay Road, Freshwater Bay, Isle of Wight

A rare opportunity to acquire this charming detached 5 bedroom character home set in large gardens and located close to the beach and downland/coastal walks.

VIEWING

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The Lawns, originally named after its recreation lawns and still retaining the tennis lawn with its adjacent pavilion, is an attractive and characterful property, largely un-spoilt and retaining many of its original features including internal doors and joinery together with original fenestration to all but one of the windows on the ground floor. The accommodation is well balanced and offers spacious rooms with generous ceiling heights and versatile rooms providing great flexibility for a variety of needs. To the ground floor there is good sized reception hall with a gentle stairs off featuring decorative balustrading. The wonderful lounge with dual aspect features a bay window with double doors to the side. The separate dining room links the lounge and kitchen/breakfast room and features another side bay window incorporating a wonderful window seat. The kitchen/breakfast room has ample space for a table and chairs and leads out to the fabulous conservatory extension at the rear which enjoys a glorious outlook over the rear garden and tennis lawn. A ground floor fifth bedroom or additional reception room provides valuable accommodation with a spacious family bathroom opposite. To the first floor there are a further four good sized bedrooms, some with built-in storage and each offering an outlook from a different elevation. A shower room facility completes the first floor space. Outside, the generous grounds offer good privacy and seclusion and are pleasantly landscaped and well established with a good variety of plants, trees and shrubs together with the wonderful tennis lawn. There is good off road parking to the side together with access to a detached garage.

LOCATION

Situated at the beach end of one of Freshwater Bay's most sought-after roads, this property is just a few hundred yards from the shoreline. The area features the recently refurbished Albion Hotel and the popular Freshwater Gate Café, and also provides access to a network of nearby footpaths and bridleways leading to miles of scenic downland coastal walks with breathtaking views. In addition to the beach, the picturesque bay area boasts an 18-hole golf course, the Orchard Brothers general store, Dimbola Lodge photographic museum, and The Piano Café. Further shops and amenities can be found in Freshwater village centre, approximately a mile away, while the mainland ferry terminal in the harbour town of Yarmouth is just a ten-minute drive.

ENTRANCE PORCH

RECEPTION HALL

A spacious and welcoming space featuring a brick fireplace (not open) and a gentle rising stairs with decorative balustrading.

LOUNGE

4.50m x 3.85m (14'9" x 12'7")

A generous and well-proportioned room with a dual aspect reception room with a decorative fireplace (not open) and a bay window to the side with double doors leading out. Opening through to:

DINING ROOM

3.15m x 3.00m (10'4" x 9'10")

Another good sized reception room with a corner feature fireplace (not open) and featuring another bay window to the side incorporating a wonderful window seat.

KITCHEN/BREAKFAST ROOM

5.75m x 3.25m max (18'10" x 10'7" max)

The kitchen area is fitted with a good range of storage cupboards together with a double bowl sink unit and integrated appliances comprising a gas hob and electric oven together with a slimline dishwasher and plumbing for a washing machine. The breakfast area features further storage and work surface with space for further freestanding appliances as well as space for a table and chairs. A wall mounted gas central boiler is neatly concealed to one corner.

CONSERVATORY

5.00m x 2.85m (16'4" x 9'4")

A fabulous extension offering a wonderful place to sit and enjoy the outlook over the rear garden and tennis lawn.

BEDROOM 5/STUDY

3.65m x 2.70m (11'11" x 8'10")

A versatile ground floor room equally adaptable as either a ground floor bedroom or further reception space.

FAMILY BATHROOM

3.00m max x 2.10m (9'10" max x 6'10")

Fully tiled and featuring a suite comprising WC, wash basin, corner bath and quadrant shower cubicle together with a ladder style towel rail.

FIRST FLOOR LANDING

A spacious area providing access to all bedrooms and the shower room.

BEDROOM 1

3.45m x 2.80m (11'3" x 9'2")

A spacious double bedroom with built-in wardrobe cupboards and a sunny outlook to the side.

BEDROOM 2

3.89m x 2.44m plus entry recess (12'9" x 8'0" plus entry recess)

Another spacious L-shaped double bedroom with an outlook to the side.

BEDROOM 3

3.95m x 2.60m (12'11" x 8'6")

A good double bedroom overlooking the front garden.

BEDROOM 4

3.10m x 2.35m (10'2" x 7'8")

A generous bedroom with ample built-in storage and enjoying an outlook over the rear garden and tennis lawn.

SHOWER ROOM

1.75m x 1.30m (5'8" x 4'3")

Fitted with a WC, wash basin and a recessed shower cubicle, storage cabinet and a ladder style towel rail.





OUTSIDE

To the front of The Lawns is an enclosed area of garden mainly laid to lawn and pleasantly screened from Bay Road. A pedestrian gate allows access via a pathway to the front entrance and to the side, there is a driveway providing off road parking for at least three cars as well as access to a detached garage with up and over door and power/light.

The large rear garden is enclosed and screened by established hedging providing a good degree of privacy. Adjacent to the property is a paved patio terrace with careful planting adjacent as well as two very useful garden stores. From here the garden opens out onto to a truly wonderful tennis lawn and features an attractive timber garden pavilion to one end providing a great space to sit and relax or a very useful studio/hobby area.

COUNCIL TAX BAND

E

EPC RATING

C

TENURE

Freehold

POSTCODE

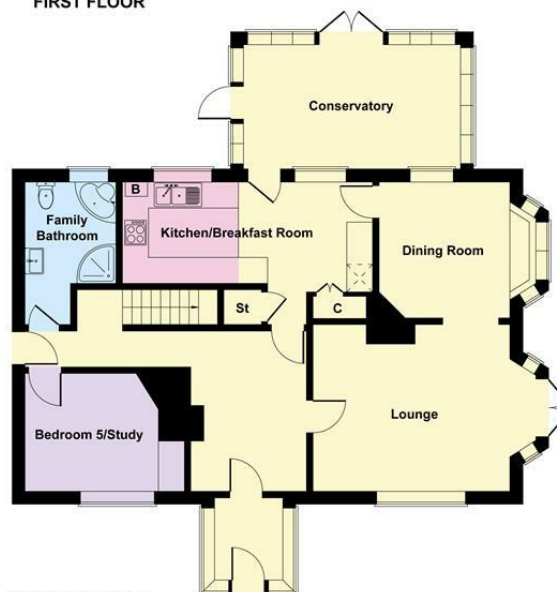
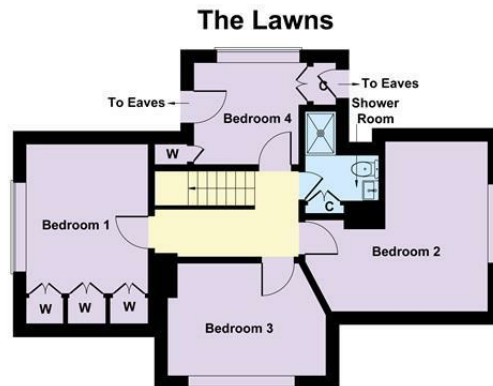
PO40 9QA

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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