

SPENCE WILLARD



1 Bryntirion, Pound Green, Freshwater, Isle of Wight

An attractive semi detached two bedroom cottage situated in the popular and picturesque conservation area of Pound Green.

VIEWING

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Set back from the road, this charming late 19th-century semi-detached cottage presents a fantastic opportunity to modernise and create a characterful home in a sought-after location. The ground floor offers two well-proportioned reception rooms, a kitchen, and a lean-to utility/sun room with a convenient WC off. Upstairs, there are two spacious double bedrooms complemented by a generous bathroom. Most of the windows are double glazed and the majority of the rooms have night storage heating. Outside, the property benefits from a sizeable, attractively planted rear garden, ample off-road parking, and the share of a double garage leading off Queens Road.

LOCATION

Pound Green is a charming conservation area featuring a picturesque collection of cottages, quietly set back from Queens Road yet just a short walk from the heart of the village. Within a few hundred yards, you'll find a range of amenities including shops, a health centre, library, sports centre, and swimming pool. Situated on the southern edge of Freshwater, the property enjoys easy access to stunning coastal scenery via nearby public footpaths leading to Tennyson Down. A network of bridleways and trails opens up miles of downland and coastal walks, perfect for hiking, mountain biking, or horse riding. Freshwater Bay, with its 18-hole golf course and beach, is approximately a mile away, while the popular beaches at Totland and Colwell Bays are just a little further afield. For convenient travel to the mainland, the Yarmouth ferry terminal, offering regular crossings to Lymington in the New Forest, is only about a ten-minute drive away.

ENTRANCE HALL

SITTING ROOM

11'11" plus bay x 12'7" max

A pleasant reception room enjoying an outlook to the front over Pound Green. A fireplace (not currently in use) provides the main focal point and features a recessed cabinet to one side.

DINING ROOM

12'6" max x 11'11"

Another good sized and practical space leading through to the kitchen and featuring an understairs storage cupboard and some recessed shelving.

KITCHEN

12'7" max x 8'1"

With a number of fitted storage cupboards, a sink unit and a freestanding electric cooker with filter hood over.

UTILITY ROOM

5'1" x 12'7"

A useful space with side door to the garden and a separate WC off. A step leads up to:

CONSERVATORY

5'6" x 8'2"

A bright room overlooking the rear garden with double doors leading out.

FIRST FLOOR**BEDROOM 1**

12'6" max x 11'11"

A good double bedroom overlooking Pound Green to the front. There is a built-in recessed cupboard and a run of freestanding wardrobes providing good storage.

BEDROOM 2

12'6" max x 11'11"

Another good double bedroom with an outlook to the rear and featuring a deep built-in storage cupboard.

BATHROOM

12'7" x 8'0"

A generous facility with a suite comprising WC, wash basin, bidet and a bath with an electric shower over. To one corner is a built-in airing cupboard housing the hot water tank.

OUTSIDE

The cottage is approached to the front over Pound Green and features a small area of front garden enclosed by decorative railings with matching pedestrian gate leading to the front entrance door. A gated side access leads through to the rear garden which is partly enclosed by a mixture of walling, hedging and fencing. The garden is attractively planted around a central lawn with a paved terrace to one corner with a pathway leading around the edge of the garden to the shared double garage and a neatly tucked away brick built shed/store with adjacent greenhouse. Leading off Queens Road is a vehicular access onto a parking area which also provides access to a double garage shared between both properties.

COUNCIL TAX BAND

D

EPC RATING

F

TENURE

Freehold

POSTCODE

PO40 9HQ

VIEWING

Strictly by appointment with selling agent, Spence Willard.





1 Bryntirion



GROUND FLOOR

FIRST 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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