

SPENCE WILLARD



The Camelot, Brook, Isle of Wight

A beautifully positioned three-bedroom detached home with stunning sea views, generous gardens, detached garaging and a separate annex, set within one of the Isle of Wight's most sought-after coastal locations.

VIEWING

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The Camelot enjoys an enviable position in the picturesque coastal hamlet of Brook, on the south-west coast of the Isle of Wight. Set within the Isle of Wight National Landscape (formerly AONB) and alongside the Heritage Coast, the property is surrounded by some of the island's most beautiful countryside and coastline, with magnificent views across the English Channel and miles of sandy beaches just a few minutes' walk from the property.

The location is particularly appealing to those seeking an active coastal lifestyle. The surrounding shoreline and countryside provide exceptional opportunities for swimming, surfing, stand-up paddleboarding, walking and fishing, whilst the ever-changing sea views provide a spectacular backdrop to everyday life.

The House

The Camelot is a substantial four-bedroom detached house, offering well-proportioned accommodation arranged principally over two floors. There is a covered porch leading through to a secondary front door and access to an attractive and large central hallway.

The property has been thoughtfully equipped with a high-quality modern kitchen with a useful utility room leading off. There is a ground floor w/c with a further family bathroom on the first floor. The first floor provides three bedrooms, with the principal bedroom enjoying its own balcony, dressing area with en-suite facilities and magnificent sea views. There is a wonderful south facing sitting room with fire with sea views.

The elevated position and coastal setting allow the sea to become an integral part of the property's character, with far-reaching views across the English Channel.

Outside

A large enclosed rear garden provides excellent space for outdoor entertainment, relaxation and family life, whilst the front garden and extensive parking offer considerable convenience for residents and visitors. French doors lead out into a large rear garden mainly laid to

lawn with mature hedging enclosing the boundary.

A particularly valuable feature is the detached double garage, providing secure parking, storage and potential workshop space.

There is also a separate detached annex building, offering a versatile additional space that could suit a variety of uses, subject to any necessary consents. This could provide an ideal arrangement for guests, extended family, home working or hobbies.

The Location

Brook is renowned for its beautiful coastal setting and peaceful rural character. The Camelot is situated just a short distance from the shoreline, where the combination of sandy beaches, open countryside and dramatic coastal scenery makes this an exceptional setting for those who appreciate outdoor living.

The nearby coastline is ideal for a wide range of activities, from morning swims and paddleboarding to surfing, coastal walks and fishing, while the surrounding National Landscape provides a wealth of opportunities to explore on foot. Brook and Compton Beaches are both a short distance from the property and there is direct access onto the breathtaking footpath network from Coastguard Lane.

The historic harbour town of Yarmouth is also within a scenic short drive. Famous for its picturesque harbour and ferry connections to the mainland, Yarmouth provides a useful range of shops, cafés, restaurants and everyday amenities, together with yacht clubs and a vibrant sailing community.

In Summary

The Camelot represents a rare opportunity to acquire a substantial detached coastal home in an exceptionally attractive and highly sought-after part of the Isle of Wight.

With its stunning sea & country views, three bedrooms, modern kitchen, principal bedroom balcony, detached double garage, separate annex, generous gardens and ample parking, combined with its proximity to beaches and the outstanding natural landscape of the south-west coast, The Camelot offers an enviable opportunity to enjoy the very best of island and coastal living.

Services

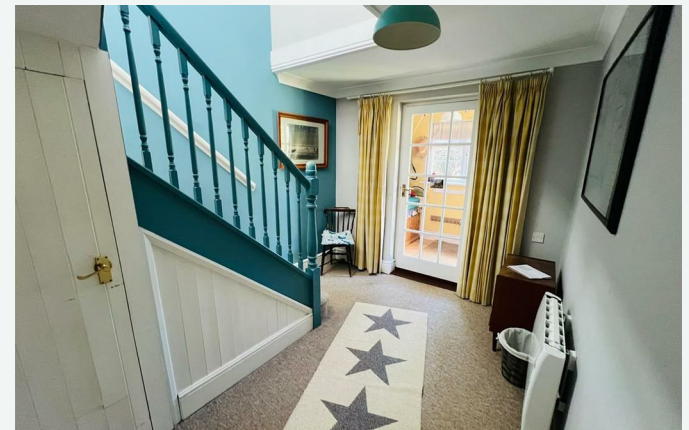
Mains electric, oil-fired central heating, mains drainage.

EPC Rating F

Council Tax Band E

Postcode PO30 4HQ

Viewings All viewings will be strictly by prior arrangement with the sole selling agent.







Ground Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



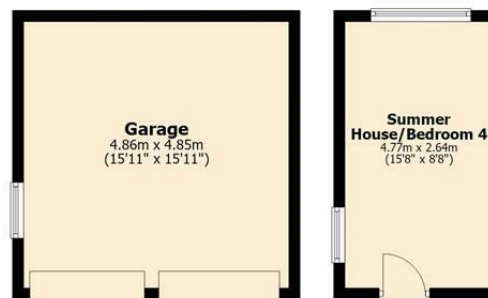
First Floor

Approx. 60.8 sq. metres (654.1 sq. feet)
(excluding Balcony)



Outbuildings

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 164.8 sq. metres (1773.5 sq. feet)

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The Camelot, Coastguard Lane, Brook

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