

SPENCE WILLARD



Fernfield, Brook, Isle of Wight

A wonderful 4/5-bedroom coastal house in a generous plot of around 0.4 acres, enjoying outstanding sea views across open countryside and towards the coast with the English Channel as the backdrop

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Fernfield is an exceptional coastal home, beautifully positioned within a large plot in glorious countryside close to the dramatic south-west coast of the Isle of Wight, much of it designated as a National Landscape and Heritage Coastline. With far-reaching views, generous living space and a bespoke newly fitted kitchen, the property offers an appealing blend of comfort, character and coastal lifestyle. Brook is a highly sought after hamlet close to the village of Brighstone with its shop, school, doctors' surgery, pub and café.

Key Features

- Wonderful 4/5-bedroom coastal house in a highly regarded rural setting
- Superb views over surrounding countryside and towards the coast
- Large plot offering privacy, space and excellent outdoor potential with a separate adjoining section of land to the west.
- Bespoke newly fitted kitchen designed for modern family living and entertaining
- Flexible reception space with an emphasis on natural light and outlook with exposed beams.
- Ideal permanent home, coastal retreat or lifestyle purchase
- A short walk to incredible sandy beaches, country walks and the unspoilt landscapes around Brook and Compton Bay.
- Access to miles of country walks through beautiful landscape, much of which is protected by the National Trust.

The Property

Fernfield delivers a sense of space, tranquillity and connection with its surroundings. The house has been arranged to make the most of the natural light and the outstanding outlook, with principal rooms enjoying views across the gardens, neighbouring countryside and the coastal landscape beyond.

The newly installed bespoke kitchen is a particular feature of the home with a large width of bi-fold doors and a well-equipped utility room to the side. Designed with both style and practicality in mind, it provides an impressive focal point for everyday living, relaxed family

meals and entertaining guests. Its contemporary finish complements the coastal setting while many aspects of the house have retained the original period charming features. There is a wood burner/fireplace with beams, impressive panelling in the central hallways with a fine staircase with intricate hard wood.

Accommodation

The accommodation is well suited to family life, visiting guests or those seeking a spacious coastal escape. On the ground floor there is a stunning and imposing entrance hall with a central staircase. There is a formal sitting room and a separate family room formerly which can be used as bedrooms 4 and 5, which also can be used a fourth bedroom. The main rooms facing south enjoy views towards the sea. There is plenty of built-in storage with a well-equipped utility room to the rear. The ground floor has a wet room with w/c, wash hand basin and shower.

There are three double bedrooms on the first floor, providing flexibility for principal and guest accommodation. The main bedroom has en-suite shower room with w/c. There is a family bathroom with w/c and wash hand basin. The reception areas are arranged to take advantage of the views with excellent sized rooms for entraining.

Gardens and Grounds

The property stands within a large plot, giving Fernfield a wonderful sense of privacy and openness to the front. The grounds provide ample scope for outdoor dining, gardening, family use and quiet enjoyment of the surrounding countryside. The plot extends to around 0.4 acre. There is an adjoining and superb section of level land immediately to the west of the main garden, which is perfect for games, camping, delivering truly impressive country and coastal views. Garage with light and power and an electric car charger. There is a large summer house which provides space for games e.g. table tennis tables) and overflow beds.

Location

Brook is one of the Isle of Wight's most appealing rural coastal locations, prized for its proximity to sandy beaches, dramatic coastline and open countryside. The surrounding area offers outstanding walking, access to beaches and a peaceful village atmosphere, while Newport, Yarmouth and other Island town remain within reach.

Summary

Fernfield represents a rare opportunity to acquire a highly attractive four-bedroom coastal home with excellent views, a large plot and a bespoke new kitchen, all set in wonderful countryside close to the coast.

Utilities

Mains electric, oil fired central heating, mains drainage.

EPC Rating D





Council Tax Band F

Tenure Freehold

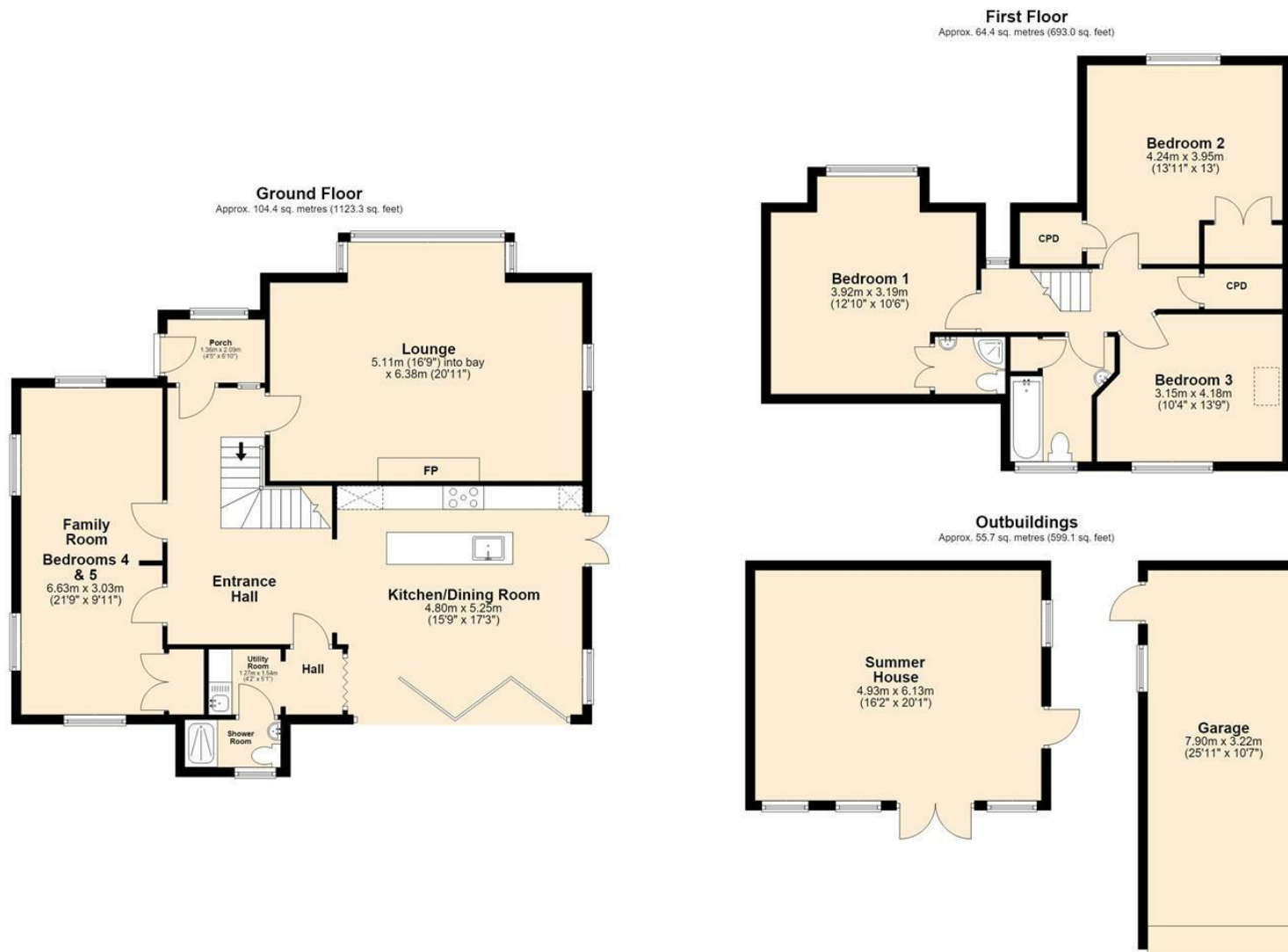
Postcode PO30 4HQ

Viewings

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







Fernfield, Coastguard Lane, Brook

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.