



# 1 Brook Cottage

Atherfield Road, Atherfield, Isle of Wight PO38 2LH

**£350,000**  
OFFERS OVER



Presenting an enviable opportunity to acquire a period cottage, set in an idyllic rural location with stunning views, well-maintained and styled, and complete with a separate cabin, a secluded garden and driveway parking.

- Characterful three-bedroom semi-detached cottage
- Traditional period features and modern updates
- Private driveway providing ample parking
- Just a short drive to local village amenities
- Substantial garden cabin, complete with sundeck
- Beautifully appointed with stylish neutral decor
- Tranquil, rural position, not far from the coast
- Stunning countryside views front and rear
- Network of fantastic trails on the doorstep
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Set on the banks of an enchanting stream, and offering a fantastic opportunity for anyone seeking a country-coastal lifestyle, this stone cottage is overflowing with period charm and has the benefit of modern upgrades, sympathetically made to complement the character of the original building. Chic, neutral décor combines with high quality finishes throughout to present a comfortable home which is arranged to make the most of the spectacular rural views on all sides. Major upgrades made by the owners of the last 10 years include electric central heating and double glazing, the addition of the cabin and sundeck. Accommodation is laid out over two floors, with an entrance/dining hall, living room and snug, bathroom, kitchen and sunroom on the ground floor, with three double-bedrooms on the first floor. The cottage also benefits from a wonderful garden cabin, which makes a fabulous summerhouse or could become the ultimate homeworking space.

1 Brook Cottage is nestled away in the rural landscape near to Atherfield, in the heart of an Area of Outstanding Natural Beauty, surrounded by rolling agricultural fields and with far reaching views all around. Conveniently situated a short drive from the centre of the bustling rural village of Brighstone, this beautiful home is conveniently placed to access the local amenities which include a newsagents and a general village store with a post office, an excellent pub, and a medieval church dating back to the twelfth century, along with a GP surgery, recreational ground with tennis courts, and a primary school. The rugged south-west coastline of the Island is within walking distance with miles of unspoilt beaches to explore. An extensive network of footpaths and bridleways connect rolling chalk downland and a string of pretty villages and hamlets for a panoramic view of the whole area from the downs. A bus service connects Brighstone to Newport and Freshwater, and the mainland car ferry to Lymington connection is approximately a 20-minute drive from the cottage.

### **Welcome to 1 Brook Cottage**

From the quiet country lane, a block paved driveway provides parking and leads to a steppingstone path through the front garden, surrounded by beautiful mature planting which further enhances privacy. A pitch-roof porch has a lantern and built-in shelf, and shelters the historic front door, which is bursting with character and provides a welcoming entrance to the cottage.

### **Entrance/Dining Hall**

*13'7" x 10'2" (4.16m x 3.12m)*

A fantastic first impression, with soft neutral décor complementing areas of exposed stone walls, and a hardwearing and attractive tile floor. There is plenty of space for a dining table, and a pendent light is perfectly placed above, and a fitted period pine cabinet is home to the electrical consumer unit. A window provides a lovely view to the front aspect, stairs lead to the first floor, glazed panel doors lead into the living room and bathroom and a doorway connects to the kitchen.

### **Living Room/Snug**

*21'7" x 9'11" max (6.59m x 3.03m max)*

Spacious, light, and packed with character, the living room has twin aspect glazing, with windows front and rear both providing fantastic rural views. The living room is a mix of stone walls, traditional wood panelling and neutral décor, and is arranged around a decorative fireplace, with an ornate electric fire in a heritage style, decorative tile insert, all set on a tiled hearth. The snug end of the room is a captivating space, with large fitted bookshelves and a spot to sit beneath the window and enjoy the delightful view.



### **Kitchen**

*11'1" x 5'8" (3.40m x 1.75m)*

The kitchen is intelligently designed to maximise the available space, comprising of a mix of base and wall cabinets, with cream shaker style doors, country chic cup handles, solid wood worktops and wood panelled splashbacks. There is a window to the side aspect, hatch to access a loft space and under-cabinet lighting. There is an inset sink and drainer with a swan neck mixer tap, and integrated appliances include a BOSCH high level oven and warming drawer, Smeg electric hob with a concealed extractor over, slimline BOSCH dishwasher and a Miele washing machine, plus there is also space for a fridge. The tiled floor continues from the entrance hall, and flows through into the sunroom.

### **Sunroom**

*10'5" x 6'2" max (3.20m x 1.90m max)*

The D-shaped sunroom is perfectly positioned to provide a fabulous panoramic view over the garden and to the landscape beyond, and the ideal spot from which to enjoy the spectacular sunsets over the West Wight. The sunroom also features a hurricane style light, exposed stone wall, and has a door to the rear garden.

### **Bathroom**

*11'0" x 5'7" max (3.37m x 1.72m max)*

Generously proportioned, the bathroom is presented in a calming scheme with stone wall tiles, neutral walls and luxurious fittings. A large vanity unit provides plenty of storage and has an inset basin with heritage style taps, a matching bath with shower over and a sleek glass screen, and a low-level WC. The bathroom also has twin aspect glazing with patterned glass for privacy, and a heated towel rail.

### **First-Floor Landing**

A characterful turning staircase has a plush neutral carpet, period style wall-lighting, and a tactile rope handrail, and leads up to the first-floor landing, which has doors to all three bedrooms.

### **Bedroom One**

*13'3" x 9'10" max (4.04m x 3.02m max)*

The primary bedroom has a window to the front aspect, facing east and catching the morning sun. The neutral décor and carpet continues, and there is a chimney breast complete with an ornate fireplace. A pair of built in wardrobes combine with a fitted double wardrobe to provide an abundance of storage, and there is also a hatch with access to a loft space.

### **Bedroom Two**

*10'5" x 10'0" (3.19m x 3.05m)*

Bedroom two has twin aspect glazing, providing far reaching rural views and filling the room with natural light. The neutral décor and carpet continue, and there is a hatch to a loft.

### **Bedroom Three**

*12'4" x 6'8" (3.77m x 2.04m)*

Another good-size room, the neutrally decorated third bedroom has a large west-facing window with a fabulous view, and also has a built-in airing cupboard which is also home to the hot water cylinder.

### **Outside**

To the front, the block paved driveway provides parking, and the front garden is a mix of gravel, well-established planting and a stone terrace which creates a fantastic outside seating area. To the rear, a brick-paved courtyard garden wraps around the property, surrounded by mature planting to create privacy, and with a rope balustrade to provide an unobstructed view over the neighbouring fields. The soothing sound of the brook, babbling away creates an idyllic ambience. A sundeck leads to the cabin.



### **Cabin**

*8'4" x 7'6" (2.56m x 2.31m)*

The high-quality cabin is currently in use as a superb summerhouse, but could provide further options including the ultimate work-from-home space. French doors combine with a window to the side aspect and a Velux window to fill the cabin with natural light, and provide further, beautiful views. The inside of the cabin has power and lights, and is finished with fresh white wood panelling, and there is also a door to a large storage cupboard, currently home to a tumble dryer. The cabin is plumbed for water and drainage, adding further versatility, and the rear of the cabin is also accessible, providing a useful garden store.

1 Brook Cottage presents a rare opportunity to purchase a well maintained and beautifully presented period cottage, set in an idyllic rural spot. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

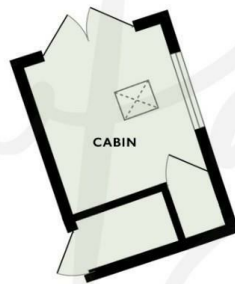
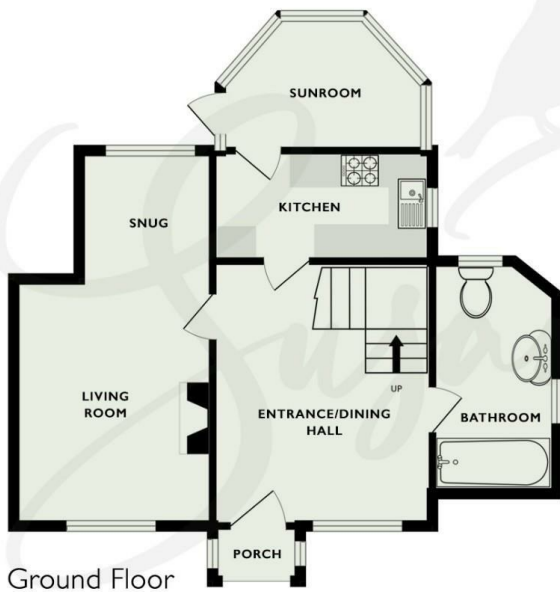
Tenure: Freehold

Council Tax Band: D

Services: Mains water, electricity and drainage



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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