

SPENCE WILLARD



2, The Granary Mill Lane, Brighstone, PO30 4BU

A chain-free Grade II listed two bedroomed semi-detached home with garage and two parking spaces located on the fringes of Brighstone Village

VIEWING

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A well presented Grade II listed two bedroomed semi-detached character home originally built in the 1700's and converted to individual units by local developers, J.R.Buckett and Sons circa 1990's..

The accommodation is set over two floors and is currently laid out with two double bedrooms and a bathroom on the ground floor, and a lounge/dining room plus separate kitchen on the first floor, This "upside down" layout takes full advantage of the surrounding countryside views.

Moving outside there is a terraced and well thought out garden with some planted trees and shrubs and there are two allocated parking spaces and a garage with Electric EV Charging Point. to the front. Currently the heating and hot water is provided by an LPG Valliant boiler located on the ground floor and the property is on mains drainage.

Offered for sale with no onward chain, the property can be used as a permanent or holiday home as desired, but in more recent times, the current owners who purchased in 2003, have used the property as a holiday let and are prepared to sell as furnished by separate negotiation.

LOCATION

Located on the fringes of Brighstone Village with other similar style character homes with access to the surrounding countryside via designated walks and within a few minutes drive of the seafront at Compton Bay. There are a handful of shops and eateries in the nearby village centre and Brighstone sits approximately midway between Freshwater and Newport.. The nearest ferry can be found at Yarmouth some 15-20 minutes drive away with regular crossings to and from mainland UK via Lymington.

HALL

Turned wooden staircase to first floor with door and window to the front. and a built-in storage cupboard .Doors off to;

BEDROOM ONE

4.680 x 3.760 narrowing to 2.765 (15'4" x 12'4" narrowing to 9'0") Running the full depth of the property with windows to the front and rear plus a large built-in double wardrobe.

BEDROOM TWO

3.650 x 2.515 (11'11" x 8'3")

Another double bedroom with window to the rear and walk-in cupboard housing LPG Boiler for hot water and central heating.

BATHROOM

2.635 x 1.495 (8'7" x 4'10")

Comprising a bath, a WC and wash hand basin. Window to rear.

FIRST FLOOR LANDING

Turned stairs to and from the ground floor with access to

KITCHEN

2.880 x 2.800 (9'5" x 9'2")

Comprising a galley style kitchen with a good range of wall and floor mounted units with work surfaces over and an inset one and a half sink and drainer. There is a free standing cooker with cooker hood over, plumbing and space for a washing machine. and space for upright fridge/freezer. Window to rear.

LOUNGE/DINING ROOM

5.325 x 4.455 (17'5" x 14'7")

A light and airy space with ample room for a family size table and chairs and three-piece suite etc. There are two dormer windows to the front, a window to the rear and another to the side with views across surrounding countryside towards the sea.





OUTSIDE

There is a well thought out landscaped, terraced garden with various seating areas, some mature shrubs and trees enclosed by wood fencing and a low wall. There is a large wood gate to the side providing access to the rear parking and garage.

GARAGE

Up and over door with power and light. Wall mounted EV Car Charging Point.

ADDITIONAL INFORMATION

Mains drainage and LPG supplying heating and water.

TENURE

Freehold
Grade II Listed

COUNCIL TAX BAND

TBC

EPC RATING

TBC

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.





2, The Granary



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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