

SPENCE WILLARD



Grove Cottage, Main Road, Brighstone, Isle of Wight

This characterful Grade II Listed detached cottage combines period charm with modern presentation, offering two to three bedrooms and delightful gardens in a desirable West Wight village.

VIEWING

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The property provides well-proportioned accommodation and has been thoughtfully extended and upgraded by the current owners, who have retained many original features while enhancing modern comfort. On the ground floor are two well-balanced reception rooms with oak flooring and decorative fireplaces, currently not in use, of which the living room offers great potential to be used as a ground floor third bedroom if desired. The well-appointed kitchen features a stable door, stylish units with granite worktops and integrated appliances. A long hallway leads to a superb conservatory overlooking the rear garden, with an adjoining shower/utility room and WC for added convenience. To the front is an attractive thatched canopy porch, and to the side, accessed from the parking area, a useful porch/vestibule offers a sheltered space for coats and boots before entering the property. Upstairs are two double bedrooms and a generously appointed bathroom, complete with twin vanity sinks and a luxurious double-ended freestanding bath. Externally, the home benefits from beautifully landscaped and attractively planted front and rear gardens enhancing the property's appeal. A sheltered patio courtyard area for outdoor entertaining is tucked away to the rear and neat formal lawns provide a ample space for relaxation. Good off-road parking is located to the side of the cottage and offers space for up to three cars.

LOCATION

Nestled between the chalk downs and the south-west coast, Brighstone combines historic charm with outstanding natural scenery, lying within the Isle of Wight National Landscape/Area of Outstanding Natural Beauty and close to a Heritage Coast, noted for fossil finds. The village supports a lively village community with a primary school, village shop and post office, a pub, hair salon, tearooms and a cafe/bistro. In addition, the community library, GP surgery and sports facilities including a recreation ground and tennis club add to the facilities contributing to a strong local life and convenience for residents. Surrounded by chalk downland, Brighstone Forest and a network of footpaths and cycle routes, the area is ideal for walking, cycling, riding and wildlife watching. Regular bus services link with Newport and Freshwater, making the village accessible while retaining its peaceful, rural character.

PORCH/VESTIBULE

A truly charming and sheltered space ideal for coats and boots.

HALLWAY

A spacious entrance area featuring oak flooring

DINING ROOM

4.20m max x 3.60m (13'9" max x 11'9")

Forming the heart of the original cottage, the dining room faces the front with a delightful window seat and includes the main entrance door, which opens onto an attractive thatched canopy porch. Oak flooring complements the recently installed oak staircase, while the stone quoined fireplace with its substantial bressumer beam, not currently in use, provides a striking period focal point.

KITCHEN

4.00m x 2.40m (13'1" x 7'10")

The kitchen is finished in a smart, traditional cottage style with attractive cupboards and drawers complemented by quality granite worktops incorporating an inset sink. Integrated appliances are discreetly concealed behind cupboard doors for a clean aesthetic and include a fridge, freezer, dishwasher, two electric ovens and a five-ring induction hob. Natural light is provided by a side window, a half-glazed stable door and a smaller feature window into the porch vestibule.

LIVING ROOM

4.40m x 3.70m (14'5" x 12'1")

A generous reception room featuring oak flooring and a corner stone fireplace (not in use), which provides a pleasant focal point together with another window seat. There is excellent potential to be converted into a ground-floor third bedroom if required.

CONSERVATORY

4.20m x 3.25m (13'9" x 10'7")

A delightful and spacious room enjoying a superb outlook over the garden, providing a bright, relaxing space. Finished in hardwood with oak flooring and built on stone and brick walls, the quality of the extension is immediately apparent. Double doors open onto a charming paved patio courtyard perfect for entertaining.

SHOWER/UTILITY ROOM

2.90m plus shower area x 1.40m (9'6" plus shower area x 4'7")

A smart, highly practical space featuring a generous shower cubicle that leads through to a utility room/WC with storage and worktop space, plus room for a washing machine and also housing the oil fired central heating boiler. A WC and wash hand basin add further convenience.

FIRST FLOOR LANDING

A lovely space with a dormer window to the rear providing natural light. In addition there is access into the eaves providing valuable storage.

BEDROOM 1

4.00m x 3.60m max (13'1" x 11'9" max)

This generous double bedroom enjoys windows to the front and side and delightful curved ceiling reveals to the dormer, creating a bright, characterful space.

BEDROOM 2

3.70m max plus deep storage recess x 2.60m max (12'1" max plus deep storage recess x 8'6" max)

Another good double bedroom featuring a decorative cast iron fireplace (not open) as well as a deep storage recess.

BATHROOM

3.40m x 2.50m (11'1" x 8'2")

A beautifully appointed bathroom featuring a stylish suite with twin vanity basins, a WC and a double-ended freestanding bath with a side pillar tap. The dual aspect floods the room with light and the characterful curved ceiling reveals to the dormer add charm. Attractive wall paneling is complemented by oak flooring and eaves access provides additional storage.





OUTSIDE

The gardens at Grove Cottage are another standout feature, beautifully landscaped to both the front and rear. The front garden features several ornamental trees, a timber and stained-glass garden sculpture and a pergola trellis clothed in climbing plants that provides a degree of screening. Vehicular access crosses the neighbouring driveway to a gravelled parking area at the side of the cottage, conveniently located next to the porch/vestibule and providing space for up to three cars.

The rear garden is attractively enclosed, mainly by woven panel fencing, and features a generous lawn bordered by well-stocked flower and shrub beds. A timber and stained-glass sculpture adds decorative interest. Steps rise to an elevated area suitable for a garden building, while a sheltered patio terrace beside the conservatory offers a secluded spot for entertaining and al fresco dining.

COUNCIL TAX BAND

F

EPC RATING

N/A as the property is a listed building.

TENURE

Freehold

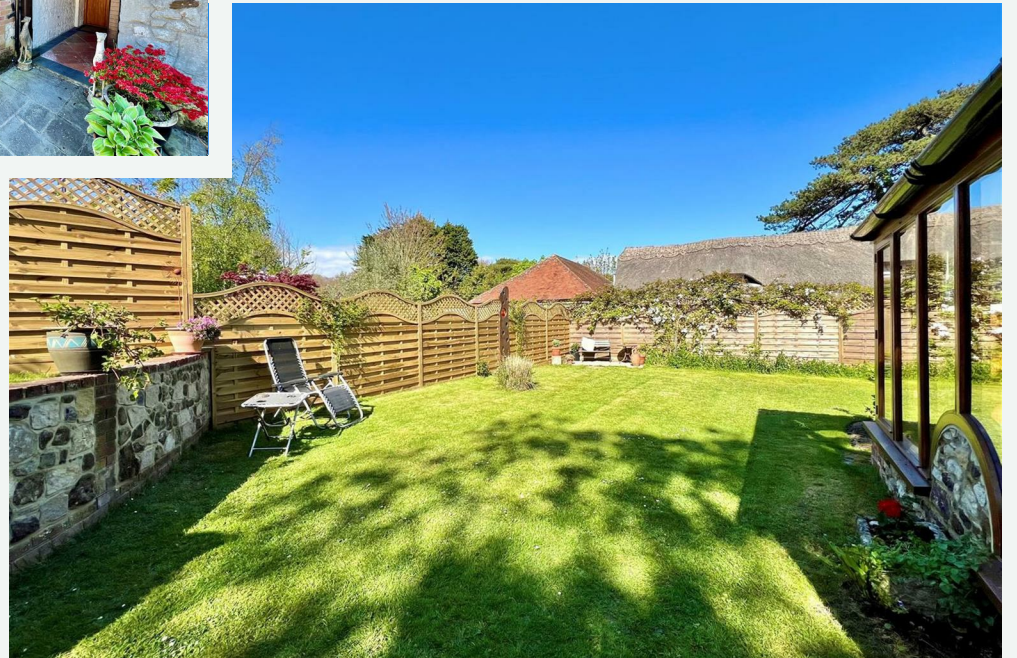
POSTCODE

PO30 4DJ

VIEWING

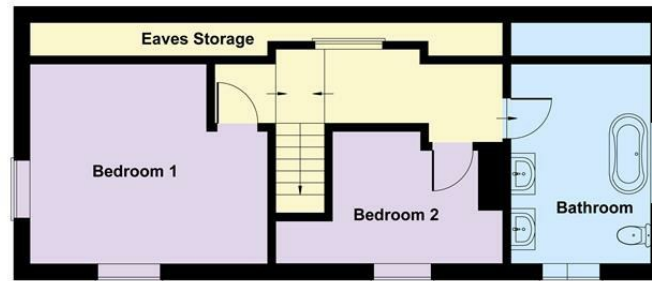
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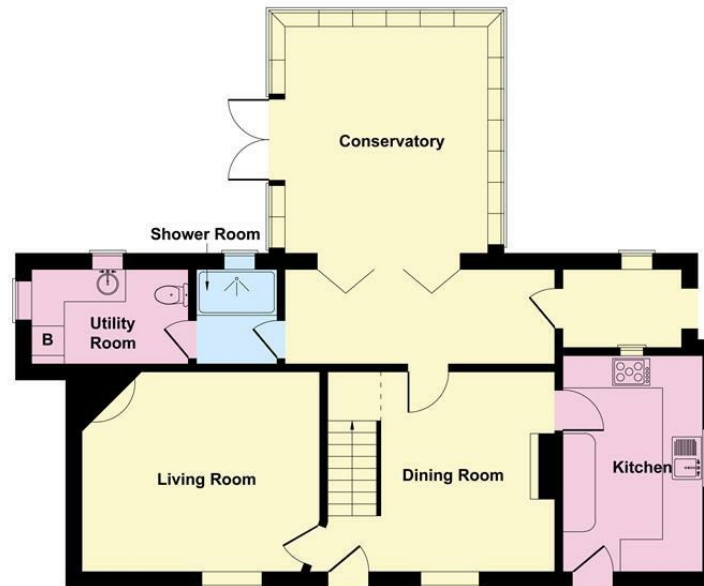




Grove Cottage



FIRST FLOOR



GROUND 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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