

SPENCE WILLARD



Elmlea, Warnes Lane, Brighstone, Isle of Wight

Chain Free, this truly characterful 18th Century two bedroom detached cottage, beautifully tucked away in the heart of this popular West Wight village with planning permission granted to extend the accommodation.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



The cottage is a delightful and beautifully preserved character home, set within thoughtfully designed and professionally landscaped gardens that perfectly complement its Grade II Listed status and idyllic surroundings. Built predominantly of chalk stone, with brick and timber detailing to the north gable, the property displays a charming architectural profile enhanced by distinctive eyebrow dormer windows at first-floor level. Considerable care has been invested in the sensitive restoration of the building's fabric, ensuring its heritage is celebrated while still offering ample opportunity for new owners to imprint their own style within.

Planning permission with full Listed Building Consent (25/01466/HOU & 25/01467/LBC) has been granted for an impressive extension linking from the existing utility room. The approved scheme includes the creation of a ground floor bedroom and bathroom, together with a south-facing sun lounge and dining area featuring wide bi-folding doors opening onto the garden. Consent also allows for the annexe to be rebuilt one metre deeper than the current footprint, as well as the formation of additional parking for two vehicles and a turning area.

Inside, the accommodation retains a wealth of original features, including beamed ceilings, latch-lever doors, exposed stonework and, to the first floor, sections of aged wide floorboards that add warmth and authenticity. The recently refurbished kitchen/diner is a particular highlight, centred around a wonderful inglenook-style fireplace with reinstated lime-rendered surround and a substantial bressumer beam, housing an 'Esse Bakeheart' cookstove. The ground floor also includes a charming open-fronted porch leading into the entrance lobby, a cozy lounge with window seat, beamed ceiling and an attractive fireplace fitted with a cream 'Charnwood' multi fuel stove, and a useful utility room complete with a characterful built-on larder.

Upstairs, there are two comfortable double bedrooms and a generous shower room. The first of the bedrooms features a 'Hobbit' multi fuel stove as a delightful focal point. Externally accessed, the adjoining annexe provides a versatile space ideal for home working, hobbies or creative pursuits, and could be incorporated into the main accommodation if desired (subject to consents). An adjoining outside garden WC and a detached outbuilding, situated where the approved extension would be positioned, offer further scope; previous consent existed for conversion of the outbuilding into a utility/laundry. The cottage is efficiently warmed by a series of individual electric heaters, predominantly the sleek 'Best Electric Slimline Curve models' which can be operated manually or via Wi-Fi/app for added convenience. These are complemented by three characterful stoves positioned across the ground and first floors, providing both warmth and ambience. Discreet, removable secondary glazing further enhances comfort throughout the home.

The property is approached via a short private lane leading to a gated gravelled parking area and into the gardens. The outside space is every bit as enchanting as the cottage itself, with lawns and gravelled pathways weaving through beautifully considered planting that draws the eye deeper into the grounds. To the rear, a generous garden opens out to a gravelled terrace, an inviting setting for outdoor dining, entertaining or simply enjoying the tranquility of this charming rural haven.

LOCATION

Tucked discreetly within the heart of the village, the cottage enjoys effortless access to a range of local amenities, including a welcoming public house, cafe/bistro, a tearooms, village store with post office, doctors' surgery with dispensary, community halls, library, hairdressers, primary school and two churches. Grange Chine and its local beach lie approximately half a mile away, while the sweeping sands of Brook and Compton can be reached in around seven minutes by car. A network of nearby footpaths and bridleways provides superb access to miles of downland and coastal walks where some truly breathtaking coastal and country scenery can be enjoyed.

ENTRANCE LOBBY

A welcoming space accessed via the charming open fronted entrance porch and leading into both the sitting room and kitchen/dining room.

KITCHEN/DINER

3.70m x 3.45m (12'1" x 11'3")

A superb room centred around an impressive inglenook-style fireplace housing an 'Esse Bakeheart' cook stove, complete with hotplate, 32-litre oven and browning rack. The mix of exposed stonework, lime-mortar render and painted brickwork creates a wonderfully textured backdrop, enhanced by stylish cabinetry including a bespoke tongue-and-groove side unit and island topped with 'Marmo Venato' compact white marble-effect laminate worktops, offering dining space at either end. Integrated appliances include a 'Bosch' combined oven/microwave and 'Bosch' induction hob with extractor above, complemented by a 'Decoglaze' frosted glass splashback. An original 1940s dresser adds both practicality and charm, while 'Amtico Ceramic Frost' flooring completes the room with a refined finish.

UTILITY ROOM

3.75m x 1.79m (12'3" x 5'10")

Positioned at one end of the cottage with a pleasant outlook over the north kitchen garden and its own external doorway, this highly practical space mirrors the kitchen/diner with matching worktops and flooring. Additional storage is provided by fitted cupboards incorporating integrated waste and recycling bins, alongside a 'Franke' ceramic sink, 'Bosch' dishwasher and an 'Elson' under-sink water heater for manual dishwashing. A 1940s-style dresser adds further charm and functionality. The beamed ceiling and attractive panel-latched side door enhance the characterful feel, while a hatch leads to a delightful add-on larder with an external woodstore beneath.

LOUNGE

3.80m x 3.30m (12'5" x 10'9")

Another charming reception room featuring a beamed ceiling, sections of exposed stonework and a cosy fireplace fitted with a cream 'Charnwood C5 Duo' multi-fuel stove. Recessed shelving provides useful storage, while a window seat overlooking the east garden adds to the room's inviting atmosphere. The 'Amtico Smouldered Oak' herringbone flooring enhances the warmth and character, and an 18th-century latch-lever plank door opens to the delightful boxed-in staircase with understairs storage.

FIRST FLOOR

BEDROOM 1

4.05m x 3.35m plus recesses (13'3" x 10'11" plus recesses)

A generous double bedroom, currently arranged as a study/office, with an outlook to the front and charming sloping ceilings that enhance its character. The room features beautiful old wide floorboards, recessed storage and a superb 'Salamander Hobbit' multi-fuel stove, creating a warm and inviting atmosphere.

BEDROOM 2

3.85m x 3.10m plus door recess (12'7" x 10'2" plus door recess)

Another excellent double bedroom with charming sloped ceilings and a similar front-facing outlook. The room includes a useful built-in storage area with hanging rail and is further enhanced by a characterful wood-panelled feature wall to one end.

SHOWER ROOM

3.76m x 2.35m (12'4" x 7'8")

A large shower room featuring attractive timber paneling to one wall with ample space to move around. The fitted suite comprises a WC, a freestanding screened shower cubicle with a Mira Sport Max electric shower and an attractive marble topped vanity wash basin with inset sink and a 'Stiebel Eltron' water heater beneath. There is also space to neatly house a washer-dryer out of sight behind the shower.





ANNEXE STUDIO

4.43m x 2.20m (14'6" x 7'2")

An exceptionally versatile space, ideal for creative pursuits or home working, directly adjoining the southern end of the cottage. It offers potential to be incorporated into the main accommodation (subject to consent), whilst the current planning permission allows the existing structure to be rebuilt one metre wider, creating an even better-proportioned functional room.

OUTSIDE

At the front of the grounds, a gated gravelled parking area with folding locking gates provides privacy and convenient access into the gardens, with planning permission in place should additional parking and a turning area be desired. A generous sweep of lawn is set to the front, bordered by a meandering pathway leading to the entrance porch and framed by well-planted shrub beds and borders that bring colour and texture throughout the seasons. The gardens are further enhanced by a selection of sculptural features, including a beautiful rose arbour which may remain by arrangement.

Gravel pathways continue around both sides of the cottage to the west-facing rear garden, an impressively sized space featuring a large patio terrace, thoughtfully designed and stocked flower and shrub beds, a lawned area and a gently sloping pathway. Adjoining the cottage is a garden WC, while a detached garden store sits alongside; this building previously held consent for conversion to a utility/laundry and, under the current planning permission, would be replaced by the approved bedroom, bathroom and sun lounge/dining extension if desired.

COUNCIL TAX BAND

D

EPC RATING

The property is exempt from the need for an EPC as it is a listed Building.

TENURE

Freehold

POSTCODE

PO30 4BJ

VIEWINGS

Strictly by appointment with the selling agent, Spence Willard.







ELMLEA



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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