

McCarthy  
& BOOKER



The Bungalow Afton Down, Freshwater, Isle of Wight, PO40 9TZ

**Guide Price £675,000**



Commanding a plot of approximately two acres and positioned on the edge of Afton Down, the property offers uninterrupted countryside views stretching towards Yarmouth and across the Solent beyond. This elevated setting not only delivers an exceptional outlook but also places you amidst miles of National Trust land and some of the Island's most dramatic coastal walks.

## A rare and unique opportunity at Freshwater Bay

McCarthy & Booker are delighted to present this remarkable property, set within one of the most iconic landscapes of the Isle of Wight. The Bungalow combines part of the original golf club therefore not only giving heritage, scale and unrivalled views in a truly extraordinary setting.

### Interior

Inside, the bungalow would benefit from renovation and modernisation, offering scope to reconfigure or extend (subject to planning). The accommodation includes three bedrooms, a central living space, and kitchen, all set against the backdrop of its peaceful and elevated location, in one of the Island's most sought-after locations.

### Exterior

Extending to around two acres, the grounds are currently arranged as a Certified Location (CL) campsite with five touring pitches. This offers flexibility for those seeking to maintain a lifestyle business, create a private retreat, or develop a versatile family residence (subject to the necessary consents).

Step out of the front door directly onto the first tee of Freshwater Bay Golf Club or enjoy immediate access to the open expanse of Afton Down. With National Trust land on the doorstep and Freshwater Bay itself only moments away, this is a location that perfectly blends coastal living with natural beauty. This elevated setting not only delivers an exceptional outlook and some of the Island's most dramatic coastal walks.

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#### Further information

Tenure: Freehold

Mains water, sewerage, gas and electricity

EPC: D

Council tax band: D

#### Freshwater Bay

Positioned close to the charming Freshwater Bay, the property offers the perfect balance of rural tranquillity and coastal living. Freshwater Bay is one of the most picturesque beaches in West Wight and lies just to the South of the village of Freshwater. Set within a designated area of outstanding natural beauty and surrounded by downs offering spectacular views and walks, its easy to see why Tennyson made Farringford and Freshwater Bay his home!

Within the bay there is a family run store (Orchard's, open since 1865!), a charming thatched church, the fabulous Piano Cafe which is open throughout the season and the awesome woodfired pizza van visits the Bay every week throughout the majority of the year.

Freshwater has a large supermarket, butcher, fishmonger and bakery, and a good range of small independent shops. The historic town of Yarmouth is only a short drive (or 40 min walk) away, and has a range of boutique shops, restaurants and pubs. There is also the ferry link to Lymington.

#### Viewing

Strictly via the sellers sole agents, McCarthy & Booker. Please call the team on 01983 300111 or email [hello@mccarthyandbooker.co.uk](mailto:hello@mccarthyandbooker.co.uk)



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

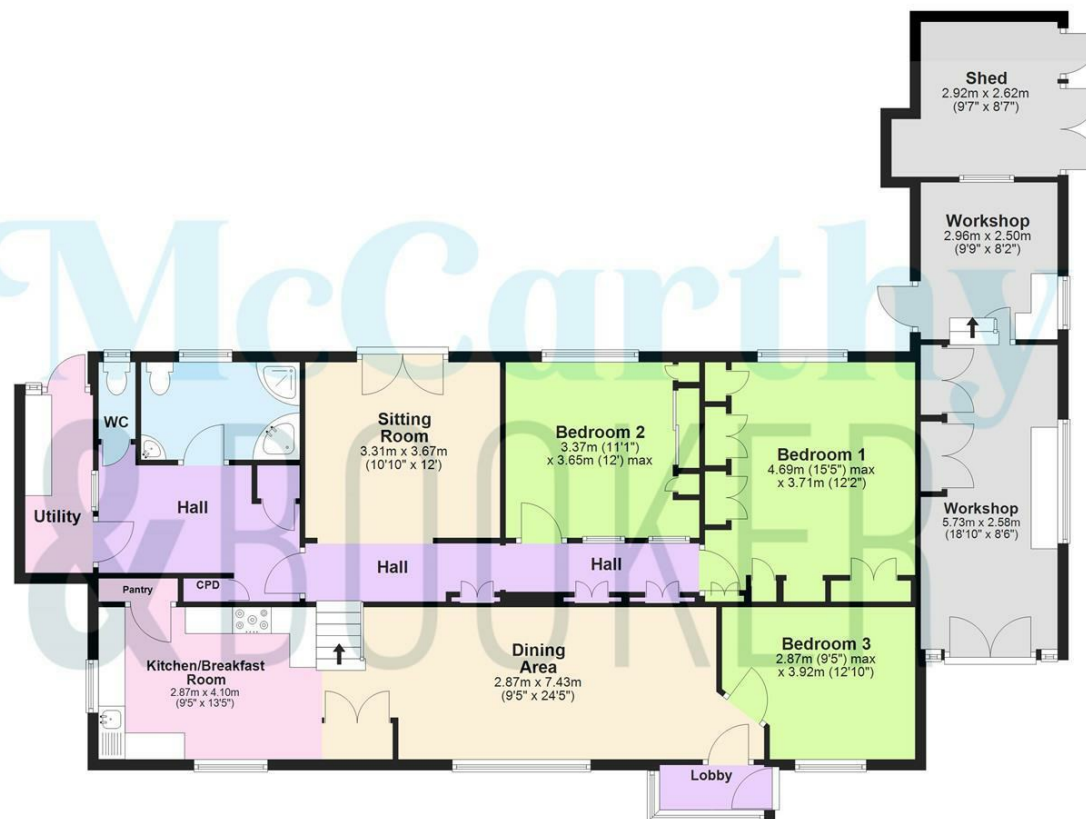
## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

## Ground Floor

Approx. 152.3 sq. metres (1639.3 sq. feet)



Total area: approx. 152.3 sq. metres (1639.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

**The Bungalow, Freshwater Bay Golf Course, Afton Down, Freshwater**