

SPENCE WILLARD



1 Brook Green Cottages, Brook, Isle of Wight

A characterful, semi-detached cottage with stunning coastal views and all just a short stroll to a magnificent sandy beach with adjacent access to miles of impressive country walks.

VIEWING

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This wonderful three-bedroom period cottage is located on what is without a doubt one of the most breath-taking stretches of coastline in the country. There are sea views across Compton Bay towards the Needles from the upper floor to the west with long range country views to the south and north up towards The Downs.

1 Brook Green is located in the heart of the Islands, Jurassic coastline, which is also designated as a National Landscape (formally AONB - Area of Outstanding Natural Beauty) and a Heritage Coastline. Much of the surrounding countryside is part of the National Trust. There are miles of sandy beaches with rockpools and all perfect for activities such as swimming, surfing, supping, windsurfing and kitesurfing. The position of the property is exceptional for those looking to take advantage of this rugged and inspirational part the of the Island. Although the property is in beautiful countryside, the nearby villages of Brighstone and Brook are easily accessible. Brighstone is the local service centre with amenities such as a village shop, pub, school, church, hair dresser and café.

The property benefits from a good-sized plot with plenty of parking on a private gated driveway.

There is a south facing garden that is enclosed with mature hedging delivering a good level of privacy. There are three good sized bedrooms on the first floor; all rooms offer an attractive outlook. The ground floor comprises of a large kitchen and pantry, overlooking the garden to the south, dining room with wood burner, through to an open plan sitting room with wood burner and snug with a door leading out to the west facing side garden. A well appointment shower room with WC and wash hand basin. There is a storage room attached the to side of the house, which is prefect for drying wetsuits etc.

Outside, there is a single garage/storage building, perfect for keeping bikes, sups, surfboards etc. There is an external heated

shower attached to western elevation of the house. From the front is a pedestrian gate leading out towards the Military Road, giving excellent access towards the coastline. Furthermore, there is a vehicular gate entering the rear garden where there is plenty of parking and attractive lawns.

Services Private drainage water and power serve the property. Heating is via LPG.

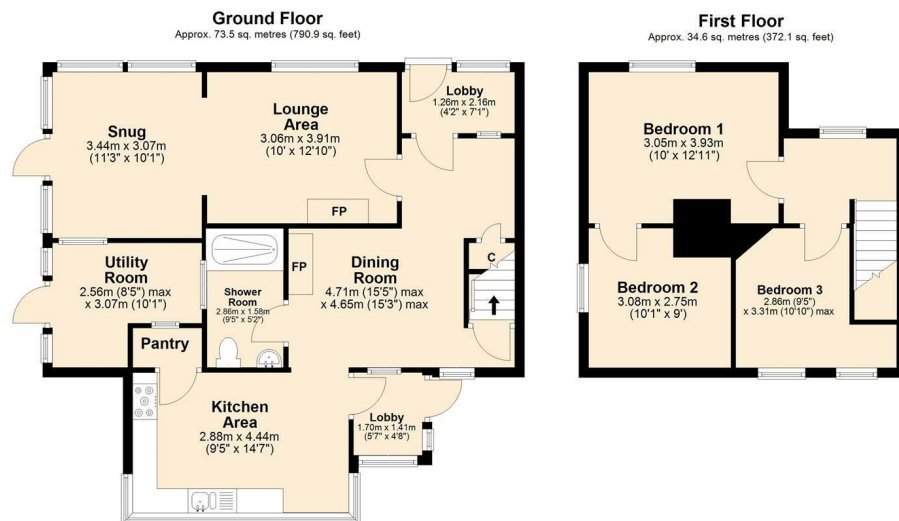
EPC Rating G.

Council Tax Band D.

Postcode PO30 4EX

Viewings All viewings will be strictly by prior arrangement with the sole selling agents.





Total area: approx. 108.0 sq. metres (1163.0 sq. feet)

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Plan produced using PlanUp.

1 Brook Green Cottages, Military Road, Brook



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