

SPENCE WILLARD



Briary House, Moons Hill, Freshwater, Isle of Wight

Pleasantly tucked away, this generous three-bedroom detached home sits within sizeable grounds on the southern fringes of Freshwater, complete with garage, parking and a car port, and just moments from the miles of downland and coastal walks.

VIEWING

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The property has been thoughtfully refurbished in recent years, creating a highly comfortable home enhanced by stylish fixtures and fittings throughout. Upon entering, the sense of quality is immediately apparent, with a generous reception hall leading through to a well-appointed kitchen/diner and a through sitting room that leads into a large conservatory extension. A cloakroom completes the ground-floor layout. Upstairs, there are three double bedrooms, each benefitting from excellent built-in storage, while the master enjoys a spacious en suite shower room. A separate bathroom and WC provide further convenience.

Outside, the home offers a good-sized integral garage, a very useful oak-framed car port and ample off-road parking. The front garden is beautifully landscaped with an array of established planting, while the rear garden is wonderfully private, enclosed and attractively arranged with a garden pond and a patio terrace for outdoor enjoyment complemented by a range of useful outbuildings.

LOCATION

Located within the sought-after Moons Hill conservation area, the property enjoys a tucked away position and offers easy access to miles of coastal and countryside walks via a network of nearby footpaths and bridleways. The well-regarded High Down Inn is close by, while Totland Bay provides everyday amenities including a post office, along with a beautiful beach celebrated for its sunsets and the popular Waterfront bar and restaurant.

The sandy shores of Colwell and Freshwater Bays are only a short drive away, as are Alum Bay, the iconic Needles and the wider facilities in Freshwater village. The historic harbour town of Yarmouth, with its mainland ferry connections and excellent sailing opportunities, is around ten minutes by car, making this an appealing choice for both full-time living and holiday use.

ENTRANCE HALL

A spacious and welcoming area with a useful understairs cupboard and cloakroom leading off.

CLOAKROOM

With WC and wash basin.

SITTING ROOM

7.30m x 3.35m (23'11" x 10'11")

A good sized through room enjoying a dual aspect and featuring doors out to the rear garden. Fitted cabinetry provides useful and attractive storage along with the fireplace with its fitted cream coloured wood burning stove.

CONSERVATORY

5.30m x 4.25m (17'4" x 13'11")

A large and fabulous conservatory extension added in more recent times and featuring bi-folding doors opening the space to the garden and complemented by an attractive tiled floor.

KITCHEN/DINER

8.70m x 3.00m (28'6" x 9'10")

A good sized room featuring oak flooring and double doors providing access out to the rear garden.

Kitchen Area

3.20m x 3.00m (10'5" x 9'10")

Well appointed and fitted with a range of smart modern cupboards, drawers and work surfaces incorporating and inset sink unit. there is a variety of built-in appliances including a dishwasher, fridge freezer together with an eye level 'Neff' hide n' slide electric oven and smaller oven over. In addition, there is a 'Neff' five burner gas hob with a stylish cooker hood over.

Dining Area

5.20m x 3.00m (17'0" x 9'10")

Offering ample space for a dining table and chairs and an interconnecting door into the integral garage.

FIRST FLOOR LANDING

With a built-in linen storage cupboard and access to the loft space.

BEDROOM 1

3.30m x 5.25m (10'9" x 17'2")

A large double bedroom with a good sized recessed wardrobe cupboard providing excellent storage.

EN SUITE SHOWER ROOM

3.30m x 1.90m (10'9" x 6'2")

A beautifully appointed facility with tiled walls and floor and featuring a suite comprising a sizeable shower cubicle complete with a substantial shower unit, fitted furniture providing great storage and also incorporating a vanity wash basin with illuminated mirror over and a WC with a concealed cistern. A modern towel radiator complements the stylish feel.

BEDROOM 2

4.30m max x 3.00m max (14'1" max x 9'10" max)

An L-shaped double bedroom with an outlook to the rear and featuring a walk-in wardrobe as well as access into a walk-in loft area housing the large hot water cylinder.

BEDROOM 3

3.30m x 3.00m (10'9" x 9'10")

Another double bedroom to the front also featuring a walk-in wardrobe cupboard.

BATHROOM

1.95m x 2.10m (6'4" x 6'10")

A second well-finished facility featuring fully tiled walls and floor, fitted with a wall-mounted vanity wash basin and a modern shower-bath with shower over. A contemporary towel radiator and illuminated wall mirror further enhance the stylish, modern feel.

SEPARATE WC





OUTSIDE

Accessed over the neighbouring driveway, to the front of the property lies a generous lawned garden, attractively landscaped and planted with a wide variety of shrubs and specimen plants. The integral garage along with a useful oak-framed car port to the side provide useful space and overall, there is space to park three vehicles side by side including the car port.

A gated side path leads into the well-enclosed rear garden, which enjoys excellent privacy and seclusion. Here, the landscaping continues with thoughtfully arranged planting, pathways, a patio terrace with pergola, and a sizeable garden pond. A range of practical outbuildings includes a workshop behind the car port, a large timber garden store, and an additional store with adjoining compost bays. Outside lighting, water points and external power sockets are positioned throughout the garden, adding convenience. Altogether, the gardens form a peaceful and inviting haven for relaxation and entertaining.

INTEGRAL GARAGE

4.85m x 3.00m (15'10" x 9'10")

A good sized garage interconnecting through to the kitchen/diner and housing the gas central heating boiler and featuring a small utility area with work surface and space under for a washing machine and tumble dryer.

COUNCIL TAX BAND

F

EPC RATING

tbc

TENURE

Freehold

POSTCODE

PO40 9RW

VIEWING

Strictly by appointment only via Spence Willard Estate Agents.







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