

# SPENCE WILLARD



5 Coastguard Cottages, Brighstone, Isle of Wight

*An exceptionally unusual opportunity has arisen to acquire the sought after former officers Coastguard Cottage, located at the end of a promontory delivering commanding south facing sea views across the English Channel*

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



5 Coastguard Cottages is a fine, detached, 4-bedroom house and is being offered in immaculate condition having been extensively refurbished and extended in recent years. The property sits in a truly unique position at the Sothern end of a modest, elevated peninsular – inside of the main coastline with unravelled views. Perfectly positioned on the Jurassic Coastline, Heritage Coastline and within the National Landscape (formally known as AONB), number 5 offers outstanding natural beauty. There are country views to the north, east and west with sea/coastline views to the south.

The property has been well maintained by the current owners who oversaw a sympathetic refurbishment of the property. Much of the original character has been maintained with stunning bannisters, large rooms and high ceiling heights throughout. A side extension was built with the benefit of massive bespoke double glazing – allowing masses of natural light to penetrate this superb coastal house.

On the ground floor there is a large open plan kitchen/diner with a central island kitchen unit with cooker and high-quality bespoke units throughout. Vaulted ceilings and an extended dining area to the south offering some of the best coastal views in the country can be enjoyed. This room also has space for sofas for an additional sitting room area. There is a central fire place with access either side into the main sitting room with doors leading out into the garden. Wonderful views are enjoyed from the sitting room and there is currently a ground floor bedroom, which would also make a good-sized study. A large secondary kitchen/utility room is located at the rear of the house with doors leading down into a useful outbuilding for bikes, tools, garden machinery etc with further storage rooms leading off. There is a w/c located to the rear of the house.

On the first floor there is a truly impressive principal bedroom which promises amazing sea views through a door and a glass Juliette balcony. The rugged coastline and sea views are phenomenal from the property together with rural views. There is a family bathroom

and two further bedrooms - one of which also enjoys great sea views to the west.

Access to the property is by foot alongside neighbouring former coastguard cottages. There is an established parking area near to the Military Road (unregistered).

Outside No 5 sits in a unique position at the end of a period row of coastguard houses. The property sits by itself in a private/large, level plot at the end of the row. There is an enclosed garden with specimen trees - it is mainly laid to lawn. There is a quality summer house at the end of the garden looking out to sea - perfect for enjoying evening sunsets over the English Channel.

Services LPG gas for the hob. Oil for the heating and hot water - which is delivered from the car parking area by way of a permanent pipe connection alongside the property. Electricity and private drainage serve the property.

Tenure Freehold. Pedestrian access by way of a right of way. Car parking area on unregistered land with an established historic use.

Council Tax Band E

EPC Rating E

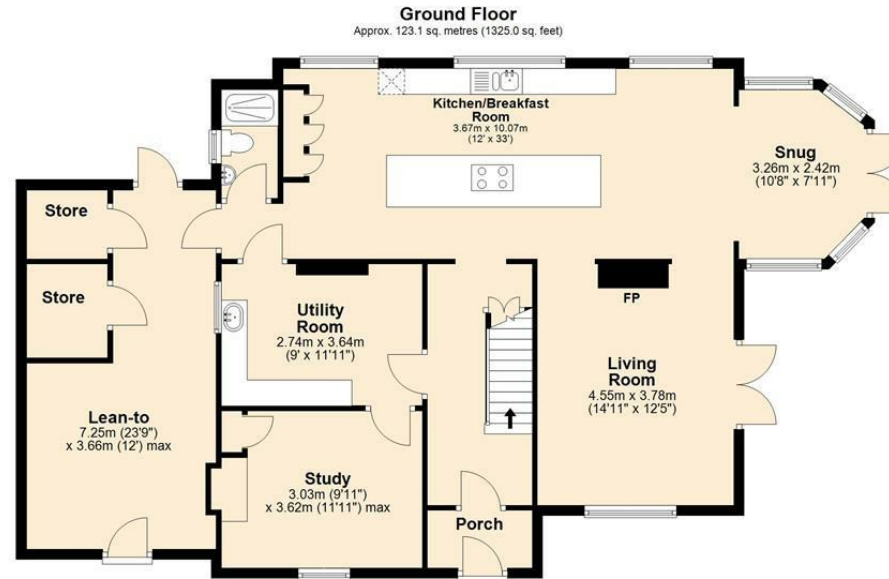
Postcode PO30 4DA

Viewings Strictly by prior appointment with the sole selling agents, Spence Willard.









Total area: approx. 176.8 sq. metres (1903.3 sq. feet)

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Plan produced using PlanUp.

**5 Coastguard Cottages, Military Road, Brighstone**

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