

# SPENCE WILLARD



Brading House, The Bull Ring, Brading, Sandown, Isle of Wight, PO36 0DF

*A beautifully styled home with a charming heritage offering comfortable, open plan living space, well-appointed accommodation and with an established holiday letting pedigree.*

VIEWING

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With origins believed to date back to 17th Century, Brading House is a beautifully formed historic house with all of its original period character and unique features. Located in the centre of Brading with origins as a drapery, it's modest exterior of island stone elevations encapsulate a deceptively spacious interior filled with remarkable character including original beams, floors and carpentry. The house has now been sympathetically renovated and modernised to provide a stylish and particularly comfortable family home currently serving as a holiday home and also a holiday let with five star feedback and achieving up to £20,000 per annum gross. Brading House offers 4 bedrooms over 3 floors with open plan reception space including a large sitting room, conservatory overlooking private gardens, an attractive kitchen with breakfast table and bench and a separate dining room or snug. Gardens are enclosed to the rear and on-road parking is available nearby.

The town of Brading is well appointed and benefits from a school, shops, public houses and train station which connects to Ryde Pier Head. There are many local walks across the Downs or the protected RSPB marsh lands including the 'Walk-the-Wight' route passing close to the house where walkers ascend onto Brading Downs on their 26mile annual charity walk in May from Bembridge to The Needles. The seaside village of Bembridge with its sandy beaches is a short drive away. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of down land perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs and creates a bustling atmosphere with fishing boats and pleasure craft. The town of Ryde is also a short drive with its numerous amenities, schools and

high speed (22mins) links to the mainland.

#### Accommodation

##### Ground Floor

##### Entrance

Original oak doorway opens to a hallway with plenty of wall space for hanging coats.

##### Kitchen

A recently replaced kitchen boasting a range of shaker style under counter storage units with oak work tops, butler sink with mixed tap over, oven, integrated dishwasher and gas fired AGA within the original inglenook with oak beam mantle. Built in bench with storage ideal for seating at a breakfast table.

##### Dining Room/Snug

With window overlooking the front aspect and plantation shutters, exposed wood floorboards.

##### Sitting Room

Currently arranged as a sitting room and dining room this attractive living space has a central fireplace with gas fired stove upon a flagstone hearth and one wall is given to hand carved shelving, cupboards and a TV cabinet.

##### Conservatory

With wooden floorboards and two sets of doors to the terrace, this fantastic light space provides an additional reception room overlooking the gardens.

##### First Floor

Stairs wind to a landing with original Elm beams and there are 3 good sized double bedrooms all with unique character and sash windows. There is built in wardrobe storage, with hand carved doors in each bedroom and a family bathroom with shower, raised cistern W.C. roll top free-standing bath and pedestal wash basin. Deep airing cupboard housing gas fired boiler.

##### Second Floor

On the second floor is a landing space ideal for book storage and a large loft space with accessible doorway offering substantial space for hanging clothes and shelving.

##### Outside

Beyond Brading House and enclosed by a beautiful old stone wall is a private garden with summer house to the rear and far reaching views to the east. Planted borders and a raised





terrace achieve a great deal of sunshine, this is an ideal space for outdoor dining and entertaining. There is a lockable store with space and planning for stacked washing machine and tumble dryer and outside power and water.

#### Services

Mains electricity, water and drainage. Gas fired boiler is located in the family bathroom and delivered via radiators with a Nest app enabled thermostat.

#### Miscellaneous

There is potential for Brading House to be sold inclusive of furniture and contents to continue holiday letting, by separate negotiation with the agent.

#### Parking

A dedicated off road parking space across the road from the property is leased from a neighbour on an ongoing basis and a monthly rate - details available via the agent. On road parking is available nearby the property.

#### Tenure

The property is offered freehold.

#### Council Tax

Band D

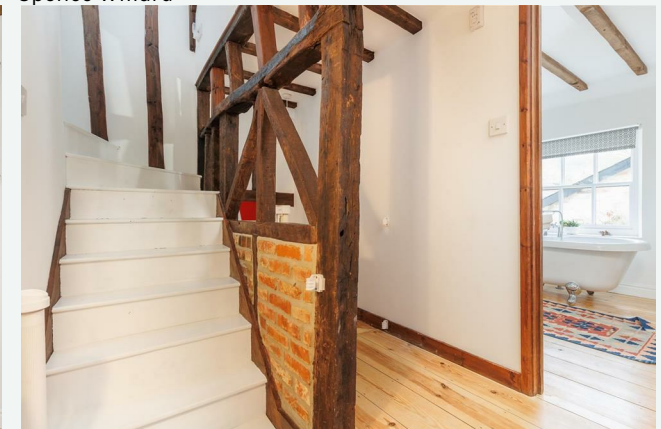
#### EPC Rating

D

Postcode: PO36 0DF

#### Viewings

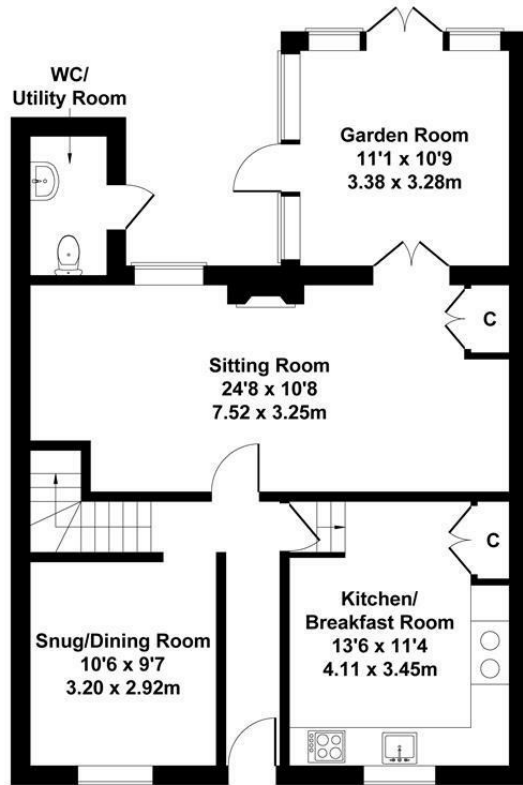
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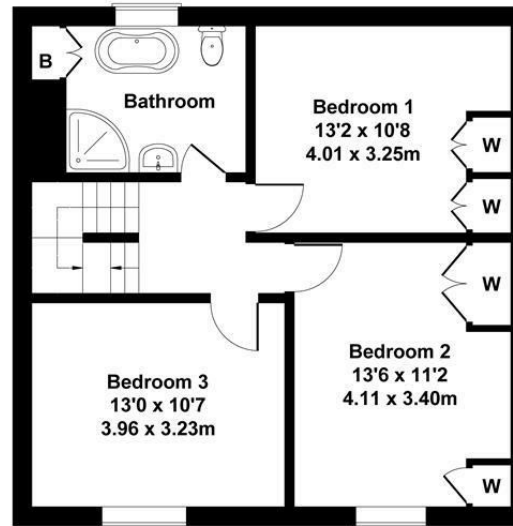


# Brading House

Approximate Gross Internal Area  
1701 sq ft - 158 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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