

SPENCE WILLARD



1A Coastguard Cottages, Brook, Isle of Wight

A truly unique opportunity to acquire a three-bedroom end of terrace, former coastguard cottage retaining many original features – located in one of the UK's most desirable and unspoilt coastal locations delivering commanding sea views.

VIEWING

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



1A Coastguard Cottages, available to the market for the first time in decades is, perhaps even a once in lifetime opportunity. Facing due South, and set perfectly inland, elevated and away from a changing coastline, this quirky cottage arguably offers the finest views available. The house now requires extensive refurbishment, perfect for those looking to put their personal stamp on. There are wonderful original features including flagstones and stunning large sash windows to take full advantage of this impressive and elevated coastal position.

There is a good sized south facing garden with beautiful views across the English Channel to the south as well as the breathtaking surrounding countryside – most of which is protected under National Trust ownership. There are views across to The Needles and the chalk cliffs of Tennyson Down to the west. The property is a short walk from some of the finest and unspoilt beaches in the UK with miles of sandy coastline. This stretch of coastline from Atherfield, Brook through to Compton is known as the Jurassic Coastline, and is perfect for surfing, paddleboarding, swimming, fossil hunting and beach/dog walks and more.

The house is found close to the end of Coastguard Lane; it is a no-through road and turns into a footpath giving access to miles of stunning country and coastal walks.

The house is set over three levels with a kitchen/diner, bathroom with w/c and basin on the ground floor with access leading into a timber framed sun room on the south side. On the first floor, there are two bedrooms with a large double bedroom with magnificent sea views to the south and smaller bedroom with a north facing aspect. The second floor there is a large room with long range views towards the Needles, and across the English Channel.

Outside There is a good-sized garden on the southern elevation of the property. It isn't fenced on the eastern side but could be should a new owner prefer this. There is a low level and useful surf board/paddle board storage building at the southern end of the garden.

Note Please note there is planning granted for a replacement garage to the west of the property. Construction of this has commenced. This land is not owned by the vendors of 1a Coastguard Cottages.

Services Mains drainage, water and electricity are connected to the property.

EPC Rating G

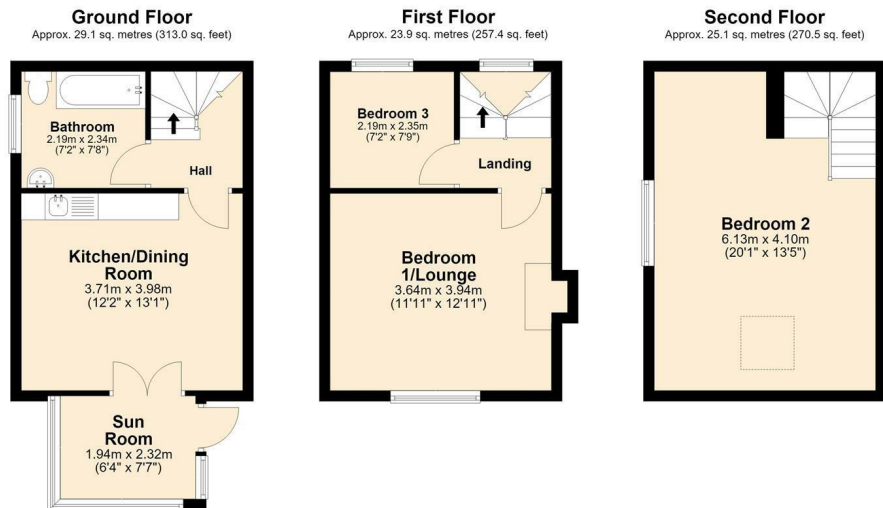
Council Tax Band B

Postcode PO30 4HQ

Tenure Freehold

Viewing All viewings will be strictly by prior arrangement with the sole selling agent.





Total area: approx. 78.1 sq. metres (840.9 sq. feet)

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Plan produced using PlanUp.

1A Coastguard Cottages, Coastguard Lane, Brook



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