

Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Dunbar House,

Brook, Isle of Wight PO30 4EJ



£695,000  
FREEHOLD



Dunbar House presents an exceptional opportunity to acquire a unique Swedish-style bungalow with three double bedrooms, open-plan living, wraparound gardens, and a large driveway, situated in a highly sought-after coastal location, just moments from the stunning beaches of Brook and Compton Bay.

- Substantial, light and airy detached bungalow
- Three double bedrooms, one with an en-suite
- Workshop and potting shed outbuilding
- Driveway parking and covered carport
- Peaceful, sought-after rural village setting in an AONB
- Generous wraparound gardens with south facing patio
- Spacious open-plan sitting room with a central feature fireplace
- Short walk to the beaches and stunning rural trails
- Excellent opportunity for modernisation or development
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Coming to the market for the first time in 35 years, DH presents a rare opportunity to acquire a substantial detached bungalow in a prime location, offering well balanced accommodation and significant scope for modernisation. Set within a generous plot in a peaceful and established setting, the property has been well maintained and cared for over the years. This unique home boasts high vaulted ceilings elevating the feeling of space and is designed to make the most of its South facing aspect, with extensive double and triple glazed sliding doors looking out onto the expansive gardens, plus a conservatory and sun-trap patio area. At the front of the house (facing North) there is an ample driveway and parking area for a number of vehicles, together with wooden sheds.

The accommodation comprises an entrance hall with cloaks cupboard, leading to the living room with open plan kitchen, which is the heart of the home. A door leads off to bedroom one, which has a dressing area and en-suite shower room and patio doors to the garden. The living area joins to a dining area with bifold doors to the conservatory and doors leading to two further double bedrooms and a bathroom. Outside, the generous gardens create a private and attractive setting, complemented by a useful outbuilding, incorporating both a workshop and potting shed.

Brook itself has a church and community Seely hall in the village, and is approximately five minutes drive from Brighstone village, which has a well stocked local shop, primary school, pub, church, community hall and GP surgery. Freshwater in the other direction has a supermarket, garden centre, library, shops and cafes and a leisure centre with swimming pool. Brook is served by the Southern Vectis bus route 12 which links to Freshwater, Totland and Newport as well as intermediate villages. Within 15 minutes drive is the pretty seaside town of Yarmouth, with its sailing club and marina, which also provides a regular ferry and train links to London and the mainland. Positioned within a National Landscape (formerly known as AONB), a network of scenic rural and coastal footpaths, including the famous Tennyson Trail are very nearby and the unspoilt, picturesque sandy beaches of Brook and Compton Bay are a short stroll away where you can spend long relaxing days on the coast.

### **Welcome to Dunbar House**

Tucked away from the road and approached via a sweeping driveway providing ample parking, the property sits comfortably within its generous plot, framed by established planting and mature trees. The Swedish chalet-style design sits naturally within the surroundings, while the wide frontage and lawned gardens create an inviting sense of space. A covered porch, with an adjoining carport, leads into the entrance hall.

### **Entrance Hall**

The entrance hall offers a welcoming introduction to the home and provides access to both the living areas and bedrooms. The space functions as a central hub connecting the various rooms while offering practical storage for coats and shoes.

### **Open-Plan Living Room and Kitchen**

Flooded with natural light and enjoying impressive proportions, the open-plan sitting room forms the heart of the home. Arranged around a distinctive central fireplace, the space offers clearly defined areas for both relaxation and conversation while maintaining an open and sociable atmosphere with the kitchen area. Large windows and doors allow natural light to fill the room and provide an attractive outlook towards the garden.

The kitchen is fitted with a range of base, wall and tall cabinets with integrated appliances, including a double oven, electric hobs, and plenty of storage. A large window to the rear aspect overlooks the rear door and garden, plus there is access to the utility room from here.

### **Utility Room**

Positioned adjacent to the kitchen, the utility room provides valuable additional workspace and undercounter space and plumbing for two appliances. The space offers further storage, plus there is access to the garden from here.



### **Dining Room**

Located beside the conservatory, the dining room provides a bright and comfortable space for everyday meals and entertaining. The room enjoys garden views and offers ample space for a full dining suite.

### **Conservatory**

Overlooking the rear garden, the conservatory offers a peaceful retreat throughout the seasons. Surrounded by glazing, the room benefits from excellent natural light and provides an ideal setting for informal seating or relaxed dining. Doors open directly onto the terrace, strengthening the connection between indoor and outdoor living.

### **Principle Bedroom**

The principal bedroom enjoys comfortable proportions and a pleasant outlook towards the garden enjoying dual aspect windows. Fitted with plenty of storage, the space also benefits from a dressing area with a hand basin, and an en-suite shower room.

### **En-Suite**

Comprising a WC and a corner shower cubicle, this en-suite shower room has an obscure glazed window to the side aspect, and also benefits from a heated towel rail.

### **Bedroom Two**

This well-proportioned double bedroom offers ample space for fitted or freestanding bedroom furniture.

### **Bedroom Three**

Bedroom Three is a generous double bedroom with fitted wardrobes. The space features fitted wardrobes and a window to the rear with lovely views of the garden. There is access to a sizeable carpeted loft space from here with electric lighting and a pull down ladder.

### **Bathroom**

The bathroom includes a bath, basin and WC, and an immersion heater cupboard.

### **Gardens**

The gardens surrounding the property create a particularly appealing feature of the home. Predominantly laid to lawn and bordered by mature trees and established planting, the outdoor space provides both privacy and a pleasant natural outlook. The generous proportions offer excellent potential for further landscaping or garden design. The garden's enjoyable south-facing aspect also creates the perfect spot for dining al fresco style, whether it's entertaining or just a quiet night with the family. The peaceful setting ensures for quiet and relaxing evenings, in every season.

### **Workshop**

This substantial workshop offers plenty of opportunity to utilise as storage or tools whilst also offering a potting shed to one end. The space is fitted with power and lighting.

### **Parking**

The property benefits from a spacious driveway providing ample parking for several vehicles, together with a covered carport.

An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

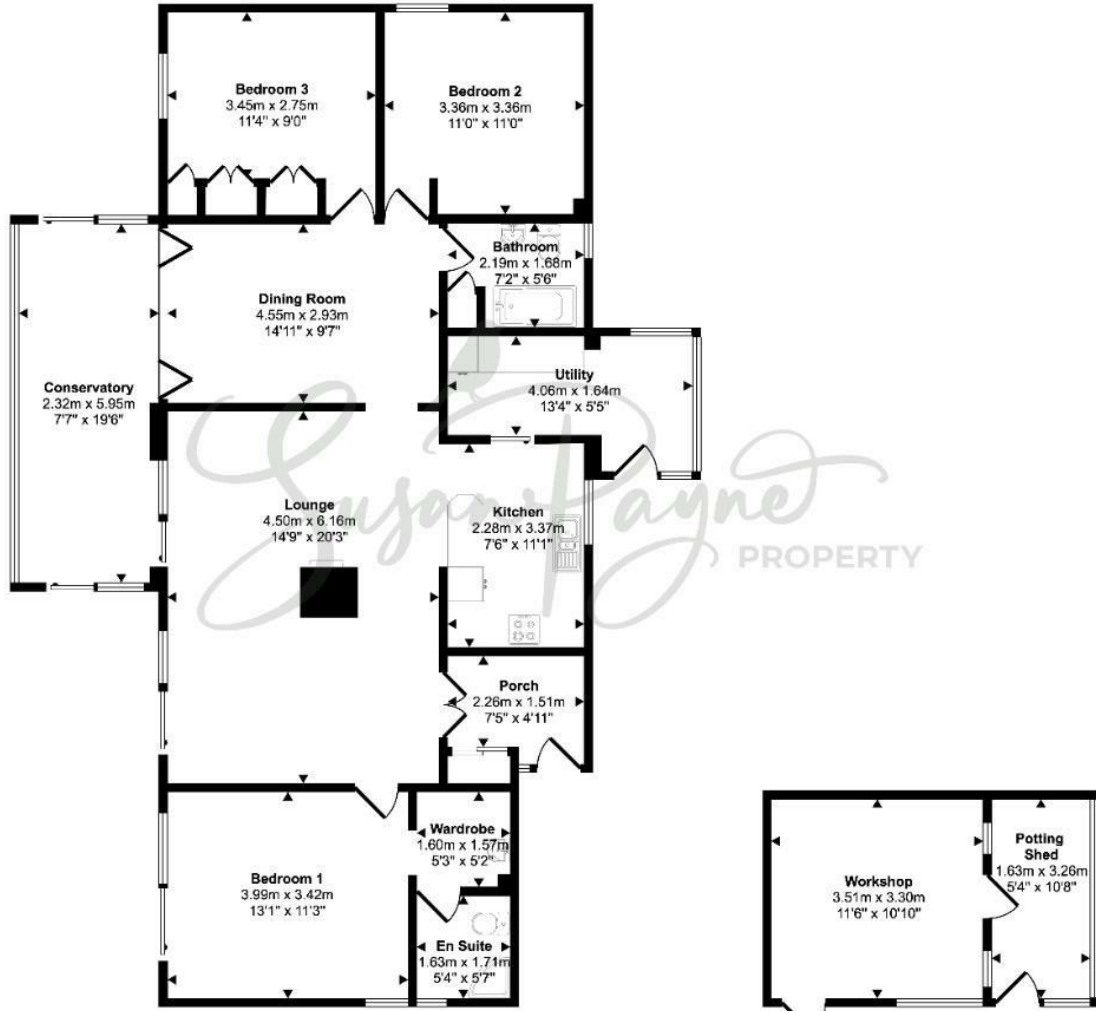
Tenure: Freehold

Council Tax Band: F (approx. £3,495.24 pa - Isle of Wight Council 2025/2026)

Services: Mains water, drainage, and electricity (no mains gas available)



Approx Gross Internal Area  
146 sq m / 1564 sq ft



**Floorplan**  
Approx 128 sq m / 1378 sq ft

**Outbuilding**  
Approx 17 sq m / 187 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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