

SPENCE WILLARD



15 St Barbara, Monks Lane, Freshwater, Isle of Wight

A well presented two bedroom older style home with a sea view, located on the coastal fringes of Freshwater.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



15 St Barbara is a well-presented two-bedroom terraced home positioned on the outskirts of the village, enjoying a lovely sea view across the western Solent from the first floor. The ground floor offers a comfortable lounge, a well-appointed kitchen/diner, and a modern bathroom, while upstairs provides two double bedrooms, both light and generously sized. In addition, there is a gas central heating system and the windows are uPVC double glazed. Outside, the property features gardens to both the front and rear, making this property an appealing opportunity to acquire a comfortable older style home close to the coast.

LOCATION

The property is located at the Freshwater end of Monks Lane and has easy access to the main bus route between Freshwater and Yarmouth. Freshwater village centre with its good range of shops, services and amenities is within a mile. The surrounding area is criss-crossed with footpaths and bridleways, offering superb countryside and coastal walks, including routes to the sandy shores of Colwell Bay, home to the renowned beachfront restaurant, The Hut and the scenic coastal path around to Totland Bay. Golden Hill Country Park is also just a short stroll away, ideal for dog walking or just relaxing and enjoying the elevated coastal scenery across this part of the West Wight.

ENTRANCE HALL

Featuring an open porch with original boot scraper and a recessed entrance door. The stairs lead off the entrance hall and feature understairs recessed shelving for practical storage.

LOUNGE

4.25m x 3.45m max (13'11" x 11'3" max)

A generous reception room to the front with a feature fireplace (not currently in use) and a bow window providing good light.

KITCHEN/DINER

8.65m x 2.50m (28'4" x 8'2")

A fabulous room to the rear of the property offering ample space for a dining table and chairs as well as other furniture if desired. The kitchen area is fitted with a modern range of cupboards drawers and work surfaces incorporating an inset one and half bowl sink unit, an integrated eye level oven and a gas hob with cooker hood over. There is also space for a washing machine and a dishwasher or tumble dryer if desired. The gas central heating boiler is located on the wall adjacent to the sink unit and a roof light window floods the area with natural light. A glazed external door provides access out to an enclosed timber decked courtyard area.

BATHROOM

2.35m x 1.55m (7'8" x 5'1")

A well appointed with a modern suite comprising a bath with shower tap attachment, a WC and a vanity wash basin all complemented by stylish metro tiling to some of the surrounds.

FIRST FLOOR LANDING

Featuring a useful recessed storage cupboard as well as an eaves storage cupboard on the stairs.

BEDROOM 1

4.15 x 3.50m max (13'7" x 11'5" max)

A large double bedroom with an outlook over the garden to the rear.

BEDROOM 2

3.50m max x 2.55m (11'5" max x 8'4")

Another good double bedroom with an outlook to the front enjoying a far reaching sea and coastal view across the Western Solent to the mainland beyond.





OUTSIDE

There is an area of garden to the front of the property which is partly screened by established hedging. To the rear the garden comprises two areas, an enclosed courtyard laid to timber decking adjacent to the property which leads out to an elevated area of garden to the rear, which currently houses a large timber garden outbuilding in need of some repair, but from which there is a view through to the sea and offers fabulous potential to be used as a home office, studio or gym if desired. Please note that being in a terrace the property enjoys a convenience right of access across the neighbouring properties, likewise other properties enjoys the same right of access across this property.

COUNCIL TAX BAND

B

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9ST

VIEWING

Strictly by appointment with the selling agent Spence Willard.





15 St Barbara



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.

Produced by Potterplans Ltd. 2026

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.