

SPENCE WILLARD



3 Bristol Terrace, Blackbridge Road, Freshwater Bay, Isle of Wight

A truly charming three-bedroom character cottage with a well-established garden, attractively positioned in the sought-after Freshwater Bay area and within easy walking distance of the beach as well as the renowned downland and coastal walks.

VIEWING

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This cottage blends traditional charm with thoughtful modern touches. Wooden double-glazed sash windows and air source heat pump central heating bring comfort, while exposed floorboards, a cosy log burner and an open kitchen fireplace create an authentic country feel. A striking skylight washes the kitchen in natural light, adding a fresh, modern edge. The third bedroom sits just off the second—perfect as a nursery, dressing room or a quiet retreat. The cottage is framed by delightful cottage-style gardens at the front and rear, with the back garden offering a lovely surprise as it opens out behind the adjoining property. Here you'll find a handy garden store and a wonderful summerhouse/studio—perfect for hobbies, relaxation or creative work.

LOCATION

Pleasantly positioned along a popular road in Freshwater Bay, the property enjoys excellent access to miles of downland and coastal walks via a network of local footpaths and bridleways. The SSSI-protected Afton Nature Reserve, Freshwater Bay Golf Club and the beach are all within easy reach, making this an ideal location for lovers of the outdoors.

A local general store and a well-regarded café/bistro are just a few hundred yards away, while the wider range of shops, services and amenities in Freshwater village centre lie within a mile. The historic harbour town of Yarmouth, with its mainland ferry terminal and renowned sailing facilities, is approximately a ten-minute drive making this property ideally suited for both permanent and second home owners.

SITTING ROOM

3.65 max x 3.35m (11'11" max x 10'11")

This is a wonderfully inviting room, full of character with its original floorboards and a cosy fireplace housing a fitted log burner, neatly framed on either side by recessed shelving and built-in storage.

KITCHEN/DINER

6.55m x 3.50m max (21'5" x 11'5" max)

This bright, airy room combines charm and practicality, with a feature fireplace, ample room for a dining table and chairs and a handy under-stairs cupboard. The kitchen blends modern style with cottage character, offering base units, a solid wood worktop, a classic butler sink and space for a dishwasher and freestanding cooker. A deep recessed alcove provides space to neatly house a fridge/freezer. A dramatic glass skylight pours daylight into the kitchen, creating a bright, uplifting atmosphere, while the glazed external door provides a connection to the rear garden.

BATHROOM

2.50m x 2.35m (8'2" x 7'8")

A good sized facility fitted with a cottage style suite comprising a WC, wash basin and a bath with rain head combination shower over and attractive tiled surround. A built in cupboard houses a 'Worcester' gas boiler supplying the hot water and beneath space to neatly house a washing machine.

FIRST FLOOR

BEDROOM 1

3.65m max x 3.35m (11'11" max x 10'11")

A good double room with pleasant outlook to the front.

BEDROOM 2

3.35m x 2.80m max (10'11" x 9'2" max)

Another good bedroom overlooking the rear garden with built in cupboard housing over the stairwell.

BEDROOM 3

3.05m x 2.00m into fitted wardrobes (10'0" x 6'6" into fitted wardrobes)

With deep wardrobes fitted to the entire length of the room this space is an ideal space to Bedroom 2 or could provide a third bedroom if desired.





OUTSIDE

Approached via shared steps, the cottage enjoys a delightful paved front garden that sets a welcoming tone on arrival. The rear garden is a real surprise, opening out behind the adjoining property to create a wide, sunny space perfect for outdoor living. With its lawn, established planting and sense of privacy, it's a lovely spot for both quiet moments and gatherings with friends. The impressive timber garden room adds a versatile extra dimension, whether used as a creative studio, peaceful retreat or home office, while the additional timber shed ensures plenty of practical storage.

COUNCIL TAX BAND

B

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9QW

VIEWINGS

All viewings will be strictly by prior appointment with the sole selling agent Spence Willard







GROUND FLOOR
 APPROX. FLOOR
 AREA 457 SQ.FT.
 (42.5 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 321 SQ.FT.
 (29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

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