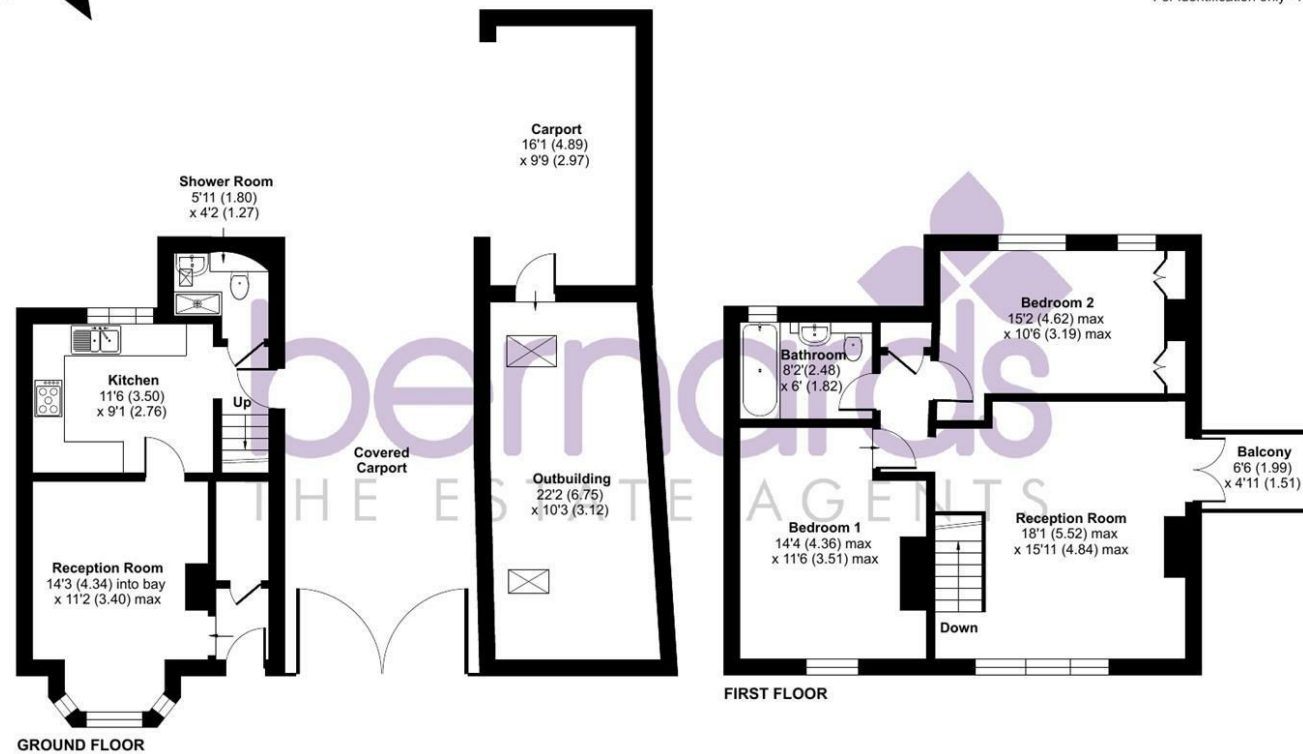




North Wallington, Fareham, PO16

Approximate Area = 968 sq ft / 89.9 sq m (excludes carport)
Outbuilding = 216 sq ft / 20 sq m
Total = 1184 sq ft / 109.9 sq m
For identification only - Not to scale

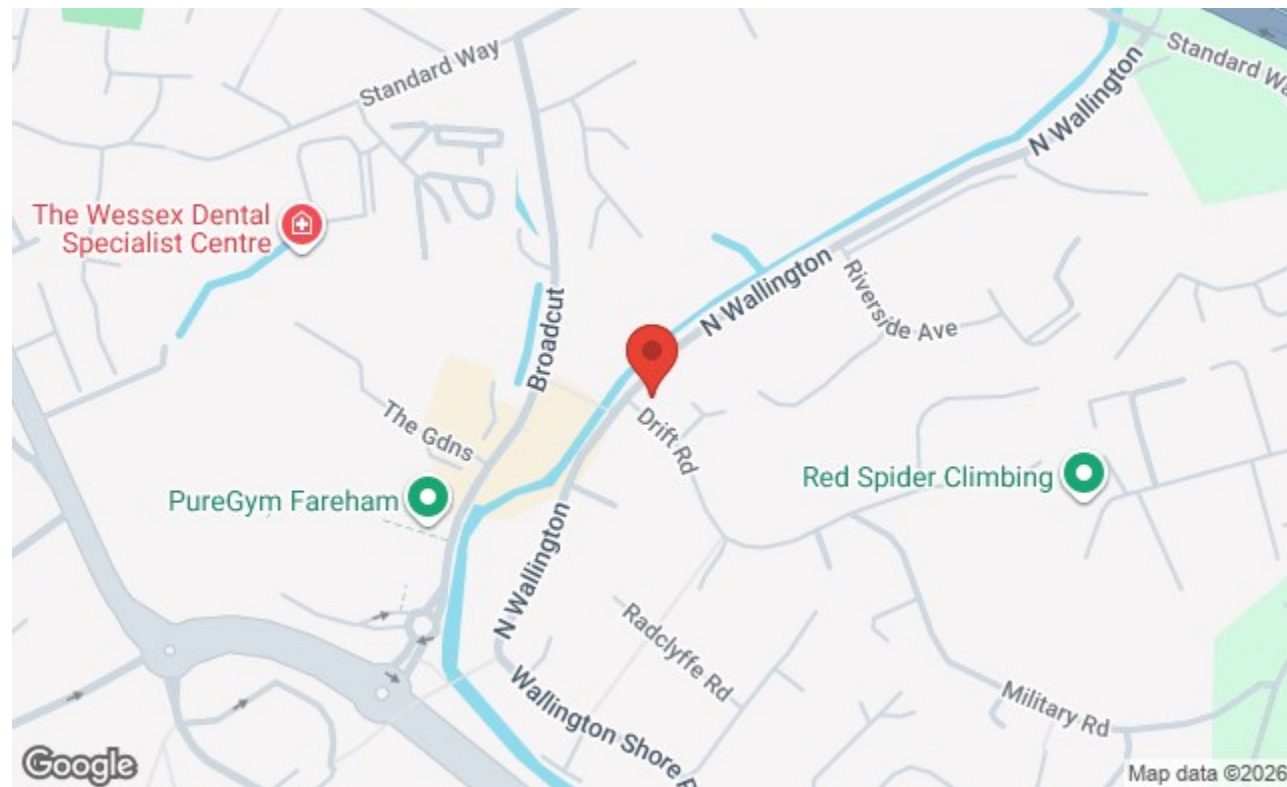


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1470726



Offers Over £350,000

North Wallington, Fareham PO16 8TE



HIGHLIGHTS

- NO ONWARD CHAIN & VACANT POSSESSION
- TWO BEDROOM SEMI-DETACHED UNIQUE HOME
- APPROXIMATELY 1,184 SQ FT INCLUDING WORKSHOP/OUTBUILDING
- A SLICE OF NORTH WALLINGTON'S HISTORY WITHIN THIS LISTING
- OPPORTUNITY TO MODERNISE AND ADD VALUE
- IDEAL FOR BUYERS SEEKING SOMETHING COMPLETELY DIFFERENT FROM THE ORDINARY
- COVERED CARPORT PROVIDING PRIVATE OFF-ROAD PARKING
- SUBSTANTIAL 22FT WITH SUPERB POTENTIAL FOR A WORKSHOP / STUDIO SPACE
- HIGHLY SOUGHT-AFTER NORTH WALLINGTON VILLAGE LOCATION
- THE "BREWERS HOUSE" WITH LINKS TO THE SAUNDERS FAMILY & WALLINGTON'S BREWING HERITAGE

THE "BREWERS HOUSE" – A RARE PIECE OF FAREHAM HISTORY – NO ONWARD CHAIN

Bernards are delighted to welcome to the market this truly unique two-bedroom character home, located in the heart of North Wallington and offering a fascinating connection to the village's rich history.

Formerly part of the original Saunders Family Wallington Brewery, this distinctive property dates back to the 19th Century and forms part of one of Fareham's most interesting historical stories. Established by Henry William Saunders during the 1860s, the brewery became a thriving local business supplying pubs and inns throughout the surrounding area.

Offering approximately 1,184 sq ft of accommodation including the outbuilding, this home presents an exciting opportunity for buyers seeking character, space and the chance to create something special. The ground floor comprises of multiple entrances, the front taking you into a spacious bay-fronted reception room, separate fitted kitchen and useful shower room. Upstairs, the accommodation continues with two generous double bedrooms, a family bathroom and an impressive 18ft reception room with access to a private balcony.

The property has been cared for over the years but offers clear scope for a new owner to introduce their own style and cosmetic improvements, unlocking the full potential of this historic home.

A particular highlight is the workshop/studio space measuring over 22ft in length. Accessed directly from the covered carport, this versatile area could suit a variety of uses including a workshop, studio, home office or additional ancillary accommodation, subject to any necessary consents.

Externally, the property benefits from a covered carport providing sheltered off-road parking, whilst the unique courtyard setting further enhances its appeal and individuality.

Offered with NO ONWARD CHAIN and VACANT POSSESSION, this is a rare opportunity to own a home that has played a small but important role in North Wallington's history.

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

- KITCHEN**
11'5" x 9'0" (3.50 x 2.76)
- SHOWER ROM**
5'10" x 4'1" (1.80 x 1.27)
- RECEPTION ROOM - GROUND FLOOR**
14'2" x 11'1" (4.34 x 3.40)
- RECEPTION ROOM - FIRST FLOOR**
18'1" x 15'10" (5.52 x 4.84)
- BALCONY**
6'6" x 4'11" (1.99 x 1.51)
- BEDROOM ONE**
14'3" x 11'6" (4.36 x 3.51)
- BEDROOM TWO**
15'1" x 10'5" (4.62 x 3.19)
- BATHROOM**
8'1" x 5'11" (2.48 x 1.82)
- OUTBUILDING**
22'1" x 10'2" (6.75 x 3.12)
- CARPORT**
16'0" x 9'8" (4.89 x 2.97)
- COUNCIL TAX BAND C**
- TENURE**
Freehold

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you

to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	77
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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