

SPENCE WILLARD



Red Gables, Moortown Lane, Brighstone, Isle of Wight, PO30 4AN

# An attractive detached four/five bedroomed house with ample parking and garage, set within over an acre of wonderful parkland style gardens enjoying an extensive pond and woodland area.

VIEWING

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This substantial property was originally built to personal specification which is evident within the layout and design to maximise light and space. There is a good degree of flexibility to the usage of the accommodation on offer to have either a fifth bedroom or a separate letting area to draw an income from. A spacious hallway leads off to the sizeable, dual aspect lounge/diner with feature, stone built fireplace housing a log burning stove and through to the impressive conservatory to enjoy elevated views across the glorious gardens and for direct access to the terrace. Past the useful study adjacent to the cloakroom is an elegant, well fitted 'L' shaped kitchen/diner which links to the utility/boot room and in turn to the integrated garage. Upstairs a grand landing area flows to the four double bedrooms and family bathroom. Both the master bedroom and the second bedroom benefit from private en suite facilities. The house is warmed by oil fired central heating and photovoltaic panels not only reduce the electricity running costs but create an additional income.

Brighthelm is a thriving village with good facilities including a general store with post office, newsagent/cafe, hairdresser, public house, community library, doctors surgery with dispensary, primary school and two churches. There are local footpaths and bridleways around the village providing access to miles of downland and coastal walks. Within a mile there is a local beach at Chilton Chine and also access along the Military Road to several other beaches along the South Western coastline of the Island.

**PORCH** A generous porch with glazed doors opening into:

**ENTRANCE HALL** With stairs off and open recess under.

**LOUNGE/DINER** 28' 6" x 11' 11" (8.711m x 3.653m) A bright and spacious room with feature stone built fireplace housing a multi fuel stove and ample space for dining. French doors to:

**CONSERVATORY** 14' 5" max x 13' 4" max (4.419m x 4.085m) A superb room connecting the house to the impressive gardens and terrace.

**KITCHEN/BREAKFAST ROOM** 15' 9" max x 15' 0" max (4.822m x 4.580m) An 'L' shaped room fitted with a wide variety of elegant neutral coloured cupboards, drawers, vegetable baskets and larder unit with worksurface over incorporating a 1½ bowl sink and integrated dishwasher under. Appliances include a Rangemaster dual fuel cooker and a Smeg fridge.

**UTILITY ROOM** 9' 6" x 7' 7" (2.910m x 2.312m) A great utility/boot room fitted with cupboards and worksurface over incorporating a double stainless steel sink and plumbing for washing machine under, with access to the side garden.

**STUDY/BEDROOM** 5' 6" x 7' 4" (2.913m x 2.258m) A versatile room with cloakroom adjacent fitted with a WC and corner vanity unit with glass counter top wash basin.

**FIRST FLOOR** A vast landing area with central staircase, built in airing cupboard housing the hot water cylinder and a large pull down loft hatch attached with ladder to the mainly boarded loft area with light.

**MASTER BEDROOM** 13' 6" x 13' 0" (4.136m x 3.983m) An ample, dual aspect double bedroom complete with fitted wardrobes.

**EN SUITE** Fitted with a shower recess and bi-fold doors, vanity drawers with wash basin, back to wall bidet and WC.

**BEDROOM 2** 18' 0" x 9' 7" (5.498m x 2.933m) A fabulous double bedroom benefitting from a large private balcony with steps leading down to the ground floor terrace for private access.

**EN SUITE** 9' 8" x 6' 3" (2.947m x 1.924m) Fitted with a bath and shower over, WC and vanity unit with inset wash basin.

**BEDROOM 3** 14' 1" x 10' 1" (4.308m x 3.094m) A double bedroom fitted with a combination of matching wardrobes, chest of drawers, bedside cabinets and a dressing table. A vanity unit enjoys a counter top wash basin.

**BEDROOM 4** 11' 11" x 9' 7" (3.651m x 2.924m) A double bedroom with fitted wardrobes and views across the rear garden.

**FAMILY BATHROOM** 8' 2"max x 7' 8"max (2.514m x 2.357m) Fitted with a bath and mixer shower taps, WC and vanity unit with wash basin.

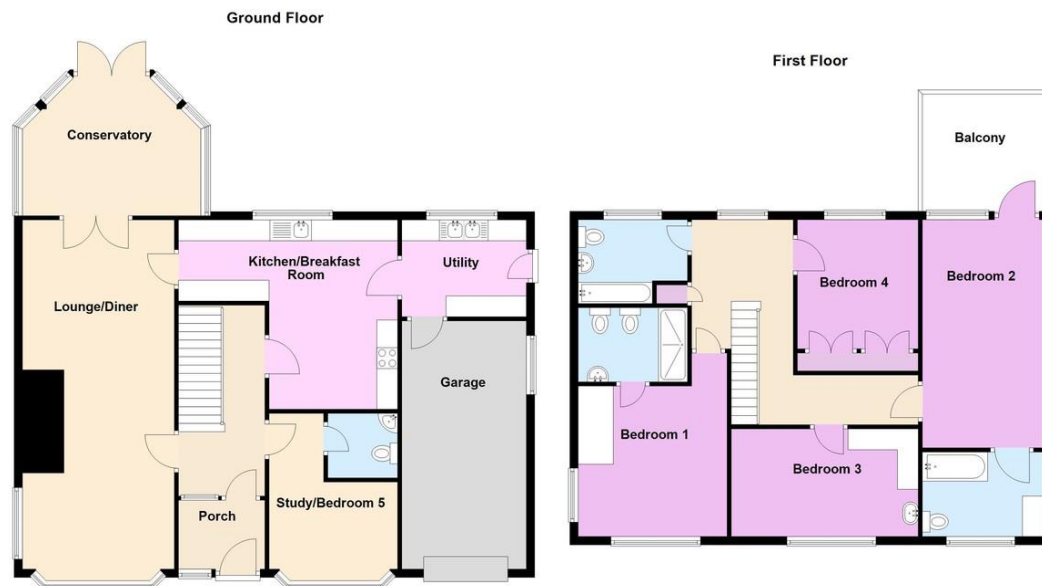
**OUTSIDE** Parking is provided for several cars on the front driveway which is attractively bordered with mature shrubs and gives access to the integral GARAGE 20' 4" x 9' 5" (6.199m x 2.887m) with up and over door, power, light, floor standing oil fired boiler and door to the utility room. A five bar gate with additional pedestrian gate leads through to the wide side area where the oil tank is sited and a timber workshop complete with power and light. A delightful paved terrace with water fountain and covered BBQ area is a wonderful viewing point for the stunning rear garden. Sleeper and gravel steps descend through planted beds to the greenhouse and meander through to a lawn area and summer house which enjoys a decked terrace and second covered BBQ area complete with log burner. Continuing along the path alongside a gentle stream which feeds a wildlife pond another lawned area beneath the fantastic Willow tree opens up and is home to three sheds and a log store. Carrying along through the garden a much larger pond with floating pontoon dominates this area and leads through to another area of lawn and woodland.

**COUNCIL TAX BAND - F**

**EPC RATING - C**

**VIEWINGS** Strictly by prior appointment with the selling agent Spence Willard.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



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