

SPENCE WILLARD



Petite Place, Pitt Place Lane, Brighstone, Isle of Wight, PO30 4DZ

A delightful single storey barn conversion with sea and country views, ample off road parking, a charming sunny walled garden and benefitting from a self contained one bed roomed annex and a separate home office/games room.

VIEWING

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**PETITE PLACE** We understand that the property was once the former stables/coach house to Brighstone Grange and was latterly converted and extended to create this bright and spacious home. The accommodation briefly comprises off a modern fitted kitchen with breakfast area, an ample lounge/diner, cloakroom, family bathroom and two generous double bedrooms (one with en suite). The garden room and reception hall enjoy an outlook across the pretty, sunny garden. The addition of the annex which offers a kitchen, lounge/diner, with wonderful sea and country views, double bedroom, bathroom and garden is ideally suited for multi generational living or as a holiday let to produce an income if desired. A totally separate stone outbuilding offers a wide variety of uses form a home office/studio, games room or even another lettable unit.

Brighstone is a highly desirable and sought after village and features a good number of shops and facilities including a church, pub, doctors surgery with dispensary, café/new agent, general store with post office, hairdresser, community library and a primary school. Set within a rather rural location the property is accessible to local footpaths and bridleways providing access to miles of downland and country walks as well as access to the coast and a number of beaches along the south western coastline.

**RECEPTION HALL** A bright and spacious entrance with views across the garden.

**BREAKFAST AREA** A lead through room to:

**KITCHEN** 14' 4" x 7' 10" (4.37m x 2.39m)  
Tastefully fitted with neutral coloured floor and wall mounted units complemented by an ample worksurface with inset 1½ bowl stainless steel sink. Appliances include an American fridge/freezer, dishwasher and integrated double electric oven, large ceramic hob and extractor hood over.

**LOUNGE/DINER** 20' 11" x 14' 7" (6.38m x 4.44m)  
A spacious reception room overlooking the farmland to Blackgang and the sea. Open fireplace with a stone hearth and a fitted multi fuel burning stove.

**INNER HALLWAY** With built-in storage cupboards and linen cupboard housing the pressurised hot water cylinder.

**CLOAKROOM** Fitted with WC and pedestal wash basin.

**FAMILY BATHROOM** 8' 8" x 5' 9" (2.64m x 1.75m)  
Well fitted with a white suite comprising WC, pedestal wash basin and a 'P' shaped shower bath with curved glass screen and a shower unit.

**BEDROOM 1** 16' 5" x 14' 6" (5m x 4.42m) A sizeable double bedroom with doors opening into the garden room and views across the garden.

**BEDROOM 2** 15' 6" x 14' 6" (4.72m x 4.42m) A generous double bedroom once again with doors leading into the garden room and enjoying views across the garden.

**EN SUITE** Fitted with a modern suite comprising of a WC, pedestal wash basin and a quadrant corner shower cubicle with curved glass screen.

**GARDEN ROOM** 23' 1" x 6' 1" (7.054m x 1.857m)  
A bright and airy room overlooking the walled garden.

**ANNEX / SNOWDROP COTTAGE**

**ENTRANCE HALL** A private entrance to the side





leads into a spacious hallway with space for coats and shoes with built in cupboard housing the hot water cylinder.

**KITCHEN** 9' 11" x 9' 4" (3.02m x 2.84m) Fitted with a combination of wall and base units finished with a roll top work surface incorporating an inset sink, space for freestanding electric cooker and plumbing for washing machine.

**LOUNGE/DINER** 19' 3" x 11' 11" (5.87m x 3.63m) A dual aspect room with wide patio doors leading out to the garden and lovely views towards the sea across the neighbouring fields.

**BEDROOM** 10' 2" x 9' 11" (3.1m x 3.02m) A pleasant double bedroom.

**BATHROOM** Fitted with a modern white suite comprising a WC, wash basin and 'P' shaped bath with shower unit over and glass screen.

**HOME OFFICE / GAMES ROOM** 11' 11" x 15' 5" (3.648m x 4.700m) A delightful, stone built multi use building with entrance lobby, a cloakroom leading off and a door through to the main room with Velux roof window, power and light.

**OUTSIDE** The property is set within mature, walled gardens offering a good degree of privacy and seclusion. There is a vehicular access to the property leading to a driveway providing off road parking and turning space.

To the front of the annexe/cottage there is a pleasant area of garden mainly laid to lawn with flower borders and a paved patio terrace. Adjacent to the main property is a feature archway leading through to another area of enclosed garden which is laid to lawn and well stocked with a good range of established plants, trees and shrubs.

**COUNCIL TAX BAND - C**

**EPC RATING - D**







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