

SPENCE WILLARD



Badgers, Badger Lane, Brook, PO30 4ET

A wonderful opportunity to acquire a fabulous three-bedroom period cottage, located in a prime position with the highly sought-after hamlet of Brook, with direct access out onto The Downs footpath & Bridleway

VIEWING:

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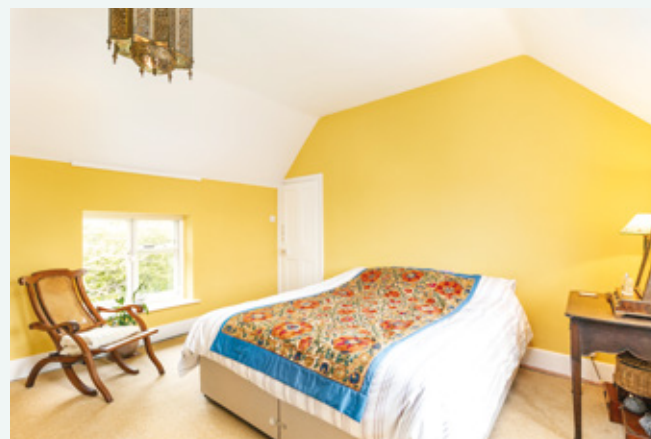
Badgers is available to the market for the first time in decades and represents a truly unique chance to own one of Brooks best properties. It is situated at the end of a quiet no-thru lane, around 5 minutes' walk from the stunning Jurassic coastline with its miles of sandy beaches at Brook Beach/Brook Chine being closely accessible. Directly alongside the property is access to the footpath up on the Downs - offering walks with magnificent views. The hamlet of Brook sits within some of the best countryside the Island has to offer and is approximately 400m from the coastline and 15 minutes from Yarmouth where you can find a range of amenities and a regular ferry service.

The property has three bedrooms, and the property would now benefit from some modernisation, and offers stunning rooms with an abundance of character features throughout. It was recently re-roofed by builders of high repute, Buckets of Brighstone and has also



had other recent works undertaken to a high standard. A new owner has the opportunity to put their stamp on what is already a classic period house.

The ground floor comprises of a good-sized **SITTING ROOM** with doors leading out onto a raised terrace and formal lawns beyond. There is a **DINING ROOM**, **KITCHEN** with a double aspect, **UTILITY ROOM** and **WC**. The **BOOT ROOM** to the rear of the property, houses the oil-fired boiler system and leads to a hall and out onto Badges Lane/The Footpath. The **PRINCIPAL BEDROOM** has just been decorated and offers excellent space. The first-floor accommodation has vaulted ceilings with **TWO DOUBLE BEDROOMS** with the third bedroom being a single/**STUDY** with built in storage. There is a **BATHROOM** with wash hand basin and WC.



OUTSIDE

There are two enclosed garden spaces, one of which is east facing and the other is west facing. There is a single garage at the top of the plot.

TENURE

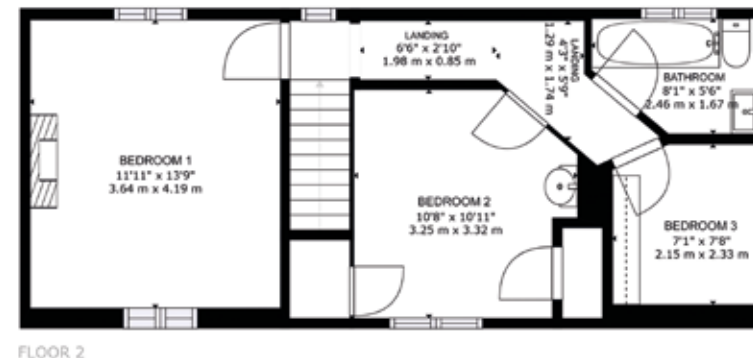
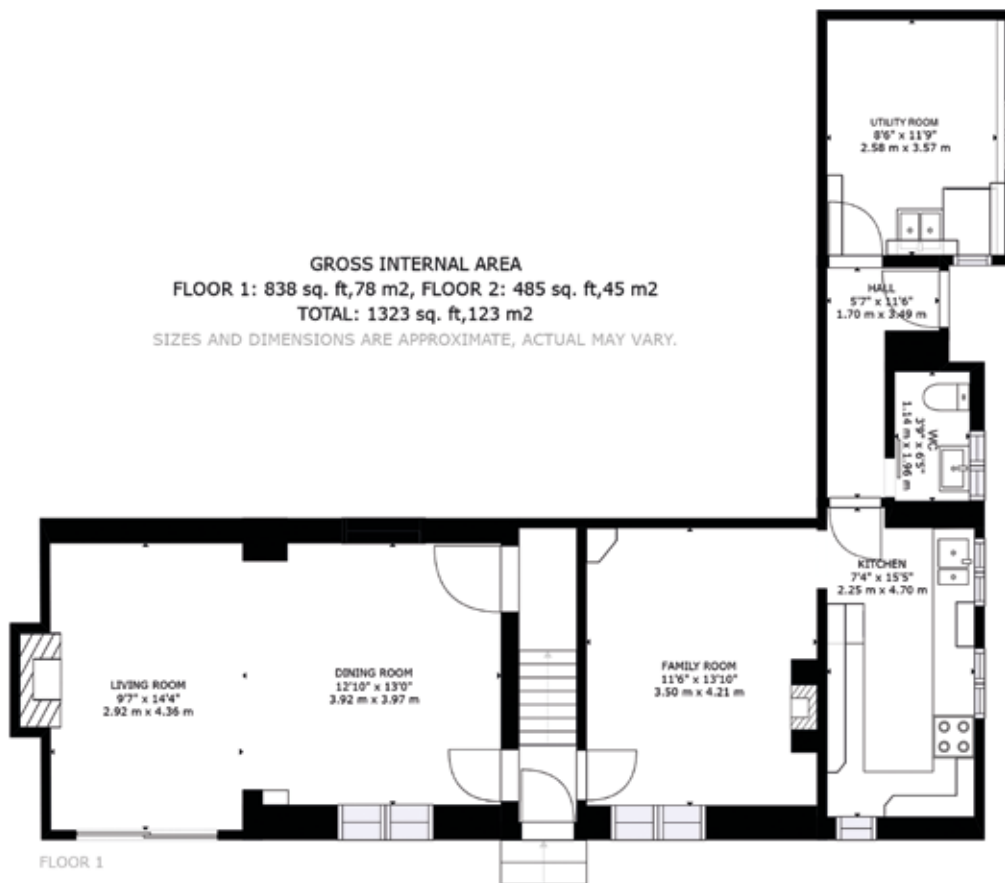
Freehold.

SERVICES

Oil fired heating, water, and electric service the property.

GROSS INTERNAL AREA
FLOOR 1: 838 sq. ft, 78 m2, FLOOR 2: 485 sq. ft, 45 m2
TOTAL: 1323 sq. ft, 123 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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