

SPENCE WILLARD



Poplars, 6 Berry Barn Court, off New Road, Brighstone, Isle of Wight, PO30 4BB

A wonderful Grade II Listed, J R Buckett & Son character three bedroom attached barn conversion beautifully tucked away, yet within easy reach of the village facilities.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756 575 WWW.SPENCEWILLARD.CO.UK



This fabulous property offers spacious, well proportioned accommodation and has been thoughtfully designed to take full advantage of the outlook the gardens and maximise privacy. Converted just a few years ago, the property incorporates high quality fixtures and fittings together with good levels of insulation and an oil fired central heating system with under floor heating throughout the ground floor.

On entering the property, you are immediately aware of the quality and attention to detail with 'Karndean' oak effect flooring creating a seamless flow throughout the ground floor space. The thick outer walls of the barn provide deep window sills, some of which have been cleverly designed to accommodate a window seat and feature bevelled reveals to maximise the light flooding in. In addition, there are a number of conservation style roof light windows to the first floor providing ample light. The generous entrance hall leads through to an inner hallway with a gentle staircase off to the first floor and a cloakroom. The spacious living room enjoys a triple aspect over the garden and patio terracing with double doors leading out to the main terrace. The kitchen/dining room has been beautifully fitted with an attractive range of stylish cupboards and drawers together with ample dining space and access out to a cosy sheltered courtyard breakfast patio area. A generous utility room leads off the kitchen and leads out to another spacious patio terrace. To the first floor there are three double bedrooms with vaulted ceilings and the largest of which features an en suite shower room and attractive fenestration. A well appointed family bathroom completes the first floor accommodation. Outside, the property sits in a good sized sunny plot with ample parking, is bordered to one side by a stream and offers extensive paved patio areas ideal for relaxing and entertaining.

LOCATION The property is a short walk of the village centre amenities including two churches, a primary school, a doctor's surgery, general store/post office, a newsagent/coffee shop, community library, public house and hairdresser. Also, there are local footpaths and bridleways around the village providing access to miles of downland and coastal walks and the local beach in Grange Cine is within a mile, together with access along the Military Road to several other beaches along the South Western coastline of the Island.

ENTRANCE HALL A spacious and welcoming area with hanging space for coats and leading through to:

INNER HALL with a gentle staircase leading off.

CLOAKROOM Fitted with a WC and a vanity wash hand basin and cupboard under.

KITCHEN/DINING ROOM 16' 0" x 14' 4" (4.893m x 4.391m) A double aspect room beautifully fitted with a range of stylish modern grey soft-close cupboards and drawers incorporating ample work surfaces with an inset sink unit and integrated NEFF appliances comprising of a double oven, electric hob with extractor over and a neatly concealed dishwasher, fridge and freezer. There is a matching breakfast bar with storage under. French doors to outside patio area, provide a good amount of natural light. The dining area has room for a family sized table and chairs and features double doors leading out to a cosy sheltered breakfast terrace.

UTILITY ROOM 9' 4" x 5' 8" (2.866m x 1.739m) Fitted with matching grey units and work surface to the kitchen with space and plumbing for a washing machine. There is a built-in cupboard housing the oil-fired boiler and a part glazed door leading out to another patio terrace to the side.

LIVING ROOM 17' 0" x 14' 0" (5.193m x 4.278m) A lovely bright and airy room featuring a bespoke window seat to one side, a full height window to the other side and patio doors leading out to the rear garden and main terrace ideal for entertaining.

FIRST FLOOR GALLERIED LANDING With a roof light window over the stairwell and ample space for a computer desk or reading chair. Built-in cupboard housing a pressurised water tank.

MASTER BEDROOM 17' 0" x 14' 0" (5.182m x 4.271m) A large double bedroom with an impressive, vaulted ceiling and feature fenestration comprising of a roof light window, a charming arrow slit window and further low level window with handmade bespoke wooden shutters.





EN SUITE SHOWER ROOM Finished to a high standard and fitted with a modern suite comprising of a double shower and a vanity unit with WC integrated into fitted furniture. Ladder style towel radiator with a secondary electric supply as well.

BEDROOM 2 14' 2" x 10' 8" (4.328m x 3.261m) A generous double bedroom with a vaulted ceiling and an outlook to the side incorporating a window seat.

BEDROOM 3 9' 10" x 8' 9" (3.000m x 2.672m) Another double bedroom with vaulted ceiling and a window to the side with window seat.

FAMILY BATHROOM 10' 9" x 5' 11" (3.287m x 1.811m) A well appointed bathroom with window seat and a suite comprising of a WC, vanity wash basin and a feature oval bath with side mounted mixer tap, a separate shower unit over and a glass side screen.

OUTSIDE The property is approached across a gravelled access drive with a five bar gated vehicular onto a gravelled parking area with ample space for several cars. The spacious garden offers good a southerly aspect taking full advantage of the daytime sun and enjoy a good degree of privacy. They are mainly enclosed by a mixture of substantial brick and stone walling as well as close boarded timber fencing and is bordered in part by a small stream.

Surrounding the property are sandstone paved patio terraces creating several areas to sit out and relax and ideal for entertaining. The main area of garden is laid to lawn with shrub beds and borders and a couple of trees and features a timber summer house/store.

COUNCIL TAX BAND F

TENURE Freehold





6 Berry Barn Court

Approximate Gross Internal Area
1507 sq ft - 140 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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