

**LORIEN**  
BROOK, ISLE OF WIGHT



# LORIEN

## BROOK, ISLE OF WIGHT

A MASTERPIECE OF CONTEMPORARY ARCHITECTURAL DESIGN SITUATED IN IMMACULATE GROUNDS AND EXTENDING TO OVER 4500 SQ. FT. (422 SQ. M), LOCATED ABOUT 500M FROM MILES OF STUNNING SANDY COASTLINE, PROVIDING THE ULTIMATE COASTAL RETREAT.

A unique five-bedroom house with Scandinavian influences has been created in a private, semi-rural one-acre location within the hamlet of Brook - itself an exclusive AONB adjacent to the Heritage Coastline. Originally built in the 1960's, the current owners have carried out a meticulous refurbishment together with extensions, making an exceptional home finished to an extraordinarily high standard. The property has a real focus on indoor/outdoor living, and the large windows and doors enjoy tranquil views across the ever-changing seasonal landscape. Mature borders offer privacy. The high level of attention to detail involved reconfiguration of the original part, to include new electrics, plumbing, heating and insulation. The Crucial Trading sisal carpets feature in all bedrooms. Duravit (Phillipe Starck), Matki and Hansgrohe



fittings feature in spa-calm bathroom suites. Other finishes include CA' Pietra limestone floor and wall tiling. All five bedrooms are generously sized and very adaptable - for example the top-floor can be used entirely as a master-bedroom suite.

External buildings include a 3-bay oak-framed garage with log-store to the front, a small garden equipment shed beside the pond, and to the rear, a timber chalet, greenhouse and potting-shed beside six raised beds with herbs and vegetables. An adjacent outdoor kitchen area features a Vitcas pizza/bread oven, barbecue and ashes cooking facility, making it ideal for alfresco entertaining.

Lorien offers a quality lifestyle, with the best of both worlds. Set between rolling downland and the nearby coastline, Brook beach is approximately 500 metres away. Here there is direct access to the Island's scenic, coastal and country walks. Brook Beach and the neighbouring Compton Beach are popular with swimmers, surfers and kite-surfers and form part of the island's Heritage Jurassic Coastline. Brighstone village (approx. 2 miles) offers local shopping facilities, doctors' surgeries and Primary school. The village pub is a short walk across the field in nearby Hulverstone. Freshwater (approx. 4 miles) is to the west, along the scenic cliff top route of the Military Road, and provides a further range of shops, supermarkets and Leisure Centres. Yarmouth, with its popular harbour, restaurants, shops, sailing clubs and ferry-link to Lymington, is about 5 miles away.



### GROUND FLOOR ACCOMMODATION

Feature stable hanger doors to large **ENTRANCE PORCH:** glazed inner door to:

**RECEPTION HALL:** Whitewashed oak floor with under-floor heating, staircase off and through to Inner Hall with **COAT & BOOT ROOM** and under-stairs utility cupboard. Large two-storey window floods this room with natural light.

**WET ROOM:** Limestone surfaces with Hansgrohe RainDance walk-through shower, basin, WC & heated towel rail. Under-floor heating.

**LIVING/FAMILY ROOM:** Situated in the heart of the house with built-in shelving along one wall, low TV & Music shelving and solar tubes to deliver natural light into this section of the house. Whitewashed oak floor with under-floor heating. The room, though open plan, has a triple sided Morso freestanding wood burner between the family and dining areas, separating the space perfectly.

**KITCHEN/DINING ROOM:** An impressive, south-facing space combines a superbly designed kitchen with adjacent dining area from which three sets of French doors open onto the terrace and gardens. The Nolte kitchen comprises an extensive range of built in cupboards and drawers with glass splash-backs, white soft-matt fronts under quality Silestone & Danish whitewashed oak work surfaces. There is a large (3.6m) island unit with three Bestlite pendants above, pull out power dock, stainless steel 2-bowl sink unit & Hansgrohe mixer tap with pull out spray. Integral appliances include a Neff dishwasher, a large Neff Professional extractor hood, Miele steam oven, two Miele plate warmers, Miele Nespresso coffee machine, Caple wine cooler and Neff American style Fridge Freezer with

filtered water, crushed & cube ice dispenser. An electric 4 oven Aga with twin hot plates and 4 ring halogen hob Aga Companion. A Sony wall TV screen & shelving for Cookery Books are placed opposite the Breakfast Bar. Whitewashed oak flooring with under-floor heating. At the west end of this room is a fabulous **BREAKFAST/DINING AREA** with full, floor to ceiling glass, creating abundant natural light. Opening to **UTILITY ROOM** with stable door and glass splash-backs and oak work surfaces housing Butler sink with appliances under. Fitted cupboards give access to the boiler, water softener, Solar Cylinder and under floor heating manifold. There is a large pantry cupboard and a stable door leading to the rear garden. The underfloor heating benefits from being zoned.

**SITTING ROOM:** A particularly light double aspect room with vaulted ceiling. This well-proportioned room with views over the gardens features large slate fireplace with Morso multi-fuel burning stove set on a granite hearth. Whitewashed oak floor with under-floor heating. Built-in shelving.

**REAR HALL/LOBBY:** With two large linen cupboards and access to:-

**BEDROOM 2:** Good sized double bedroom to the rear of the house with a simple contemporary theme and French doors out onto a decked terrace. **SHOWER ROOM:** Walk-in shower with deluge shower. Heated towel rail, WC and wash hand basin

**BEDROOM 3:** West facing double bedroom to the rear of the house with French doors out onto a decked terrace.

**BEDROOM 4:** West facing double bedroom to the rear of the house with French doors out onto a decked terrace.

**BEDROOM 5:** An east facing, large double bedroom with a simple contemporary theme and French doors out onto a terrace. **SHOWER ROOM:** Walk-in shower with deluge shower. Heated towel rail, WC and wash hand basin.

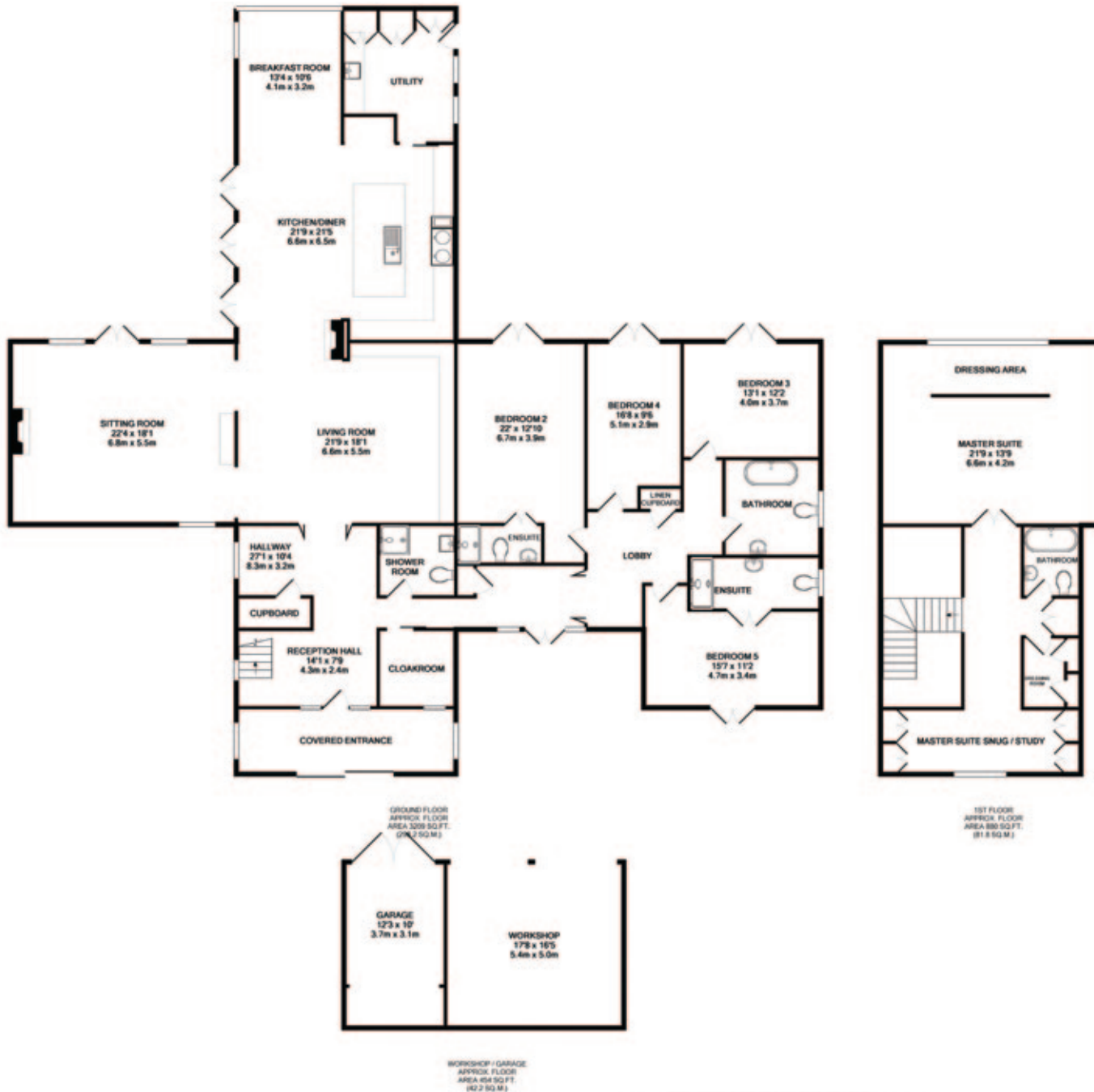
**FAMILY BATHROOM:** A stunning bathroom with large back-to-wall bath and mix tap/shower. Console with basin, WC and heated towel rail. Under-floor heating.

#### FIRST FLOOR ACCOMMODATION

The first floor is designed to be the **MASTER BEDROOM SUITE**. It comprises a well-proportioned east facing double bedroom with defined dressing area. The large landing incorporates study & snug area with an outlook over the gardens. Floor-to-ceiling glazing has been used to create an impressive feature. A separate bathroom en-suite and







dressing room have been meticulously designed with vaulted ceilings and excellent natural light from a series of sun tubes. There are numerous storage cupboards for both study & snug area.

### OUTSIDE

The property is accessed via a 5 bar gate with an extensive gravelled driveway providing a generous parking area and a turning circle enclosing mature shrubs and bushes. The property blends Siberian Larch, natural slate and is fully equipped with low voltage external lighting functioning in a tasteful and 'low key' manner to create mood and atmosphere. To the rear of the property are excellent gravelled & decked areas ideal for entertaining.

A mature screen of evergreen trees and shrubs enclose the garden to the south of the house. Lawns as well as a large gravelled area are interspersed by established trees and shrubs providing a choice of secluded outdoor seating and dining areas. Adjacent to this, a short distance from the house is a **SUMMERHOUSE** with painted tongue & groove panelling, **GREEN HOUSE**, **POTTING SHED** and six raised beds for vegetables & herbs. A natural pond has been created in the southeast corner of the garden.

A quality, bespoke, **OAK FRAMED GARAGE** has been constructed to the front of the plot capable of storing three cars. The end bay has garage doors and currently operates as a workshop. There is a log store and mezzanines above, providing further storage options.

**DIRECTIONS** On the B3401 at Chessell crossroads proceed for 1 mile towards Brook. Just after Brook Church, take the turning right into Brook and after about 300m, Lorien is on the right hand side.

**POSTCODE** PO30 4EJ

**TENUE** Freehold



**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars: August 2016. Photography: August 2016.

Pimento House,  
Number One The Parade  
Cowes, ISLE OF WIGHT  
PO31 7QJ

TEL: (01983) 200880

[cowes@spencewillard.co.uk](mailto:cowes@spencewillard.co.uk)

[www.spencewillard.co.uk](http://www.spencewillard.co.uk)

The Square,  
Yarmouth,  
ISLE OF WIGHT  
PO41 0NP

TEL: (01983) 761005

[yarmouth@spencewillard.co.uk](mailto:yarmouth@spencewillard.co.uk)

[www.spencewillard.co.uk](http://www.spencewillard.co.uk)

