

SPENCE WILLARD



The Clock House, Brook, Isle of Wight, PO30 4EJ

An exceptionally well positioned house with a separate, detached cottage and planning permission to extend, in the highly sought-after village of Brook on the South West coast – just a short walk from

VIEWING

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The property has been the subject of recent improvements and offers good quality/flexible accommodation with the additional benefit of planning permission (P/01198/17 - granted 23 Nov. 2017) to add a large single storey extension at the rear of the property. The Clock House is a contemporary and well presented 'Skandia Hus House' detached property approached via a gravelled drive and set in large mature and well-kept gardens approaching an acre. This is a well-proportioned house that offers a high level of natural light, with four double bedrooms, the master benefits from a bathroom en-suite.

The village of Brook is one of the most sought after on the Isle of Wight. It offers excellent access to miles of some of the finest countryside and coastline in the country. Its within the Islands AONB, and the coastline here is designated a Heritage Coast, furthermore, much of the land in this area is under the ownership of The National Trust. Brook Beach (approx. 500m from the property) offers access to around 12 miles of south facing and truly stunning coast and is perfect for swimming, kitesurfing, paddle boarding, walking, fishing and rock pooling. There is also excellent access to The Downs for mountain biking, walking, running and cycling. Brook has a pub, village hall and church – all within close walking distance of the property. The nearby and popular village of Brighstone is about a mile from the property and has the benefit of local shops, a church, doctors' surgery and a public house.

Offering well laid out accommodation, the ground floor opens out from a good-sized hallway to three spacious reception rooms which look out over the private lawned gardens, a good-sized kitchen/breakfast room with separate utility, a downstairs fifth bedroom/study and shower room. A short walk from the house is a detached two-bedroom cottage which has been successfully used for holiday letting by the current owners, but would also serve well for accommodation for extended family etc.

Ground Floor

Porch leads to the front door. Opening into large HALLWAY with storage cupboard.

Doors off to:

Study/Bedroom 5

#### Kitchen

Window overlooking rear garden, with current permission to extend to create a large kitchen/diner. Kitchen fitted with wooden wall and base units with work surfaces over, inset stainless steel sink. Integral waist height double oven and electric hob. Space for a large fridge/freezer. With space for a Kitchen table. Doors to:

#### Utility Room

Space and plumbing for washing machine, tumble drier and rear door to garden. Base units with work surface over with inset sink.

#### Dining Room

South facing with glazed doors opening into:

#### Sitting Room

A large, east facing room with windows overlooking the front garden and door opening onto a decked sitting area. Fireplace with quality inset wood burning stove.

Doors from the hallway open onto:

#### Garden Room

A fabulous light, triple aspect room overlooking the gardens and nearby countryside, with glazed door opening onto the decked sitting area.

#### Shower Room

Obscure window to the front. WC, basin, shower.

#### First Floor

##### Landing

Airing cupboard housing hot water tank and shelving. Loft access. Doors off to:

##### Master Bedroom

A spacious double aspect bedroom with windows to front and side. Built in wardrobes and walk in cupboard. Door to ENSUITE.

Velux window. Suite comprising bath with shower attachment. W/c and wash hand basin. Heated towel rail.

##### Bedroom 2

A double room with window overlooking rear garden.

##### Bedroom 3

A double room with fitted wardrobes and window overlooking the rear garden.



**Bedroom 4**

Velux window overlooking the front garden.

**Bathroom**

Window to front. WC, wash hand basin, bath with shower head. Heated towel rail.

**Holiday Cottage/ Granny Annexe**

A fabulous detached and self-contained holiday annexe is located adjacent to the house and set over two floors comprising:

**Entrance Hall**

With stairs off and large walk-in cupboard.

**Kitchen/Breakfast Room**

With floor and wall units incorporating an electric oven and four ring hob and stainless-steel sink unit.

Doors to SHOWER ROOM and SEPARATE WC.

**Living Room/Bedroom**

Spacious room with en-suite shower/WC, side aspect window and French doors onto front garden.

**Bedroom 1**

Double room with Velux window.

**Bedroom 2**

Double room with Velux window.

**Garden**

A gravelled drive leads from Brook Village Road to the main house and holiday cottage, providing plenty of car parking for both the house and holiday cottage. The house is surrounded by mature hedging and fencing and is predominantly laid to well-maintained lawns. A raised decked area provides an outside seating. There is a good-sized wooden shed and Wooden Summer House which has the added benefit of water and electricity.

**Approximate Distances (Miles)**

Yarmouth 8.2, Ventnor 14, Newport 8, Ryde 15, Cowes/Fishbourne 13 and Freshwater 5 miles.

**TENURE:** Freehold**POSTCODE:** PO30 4EJ

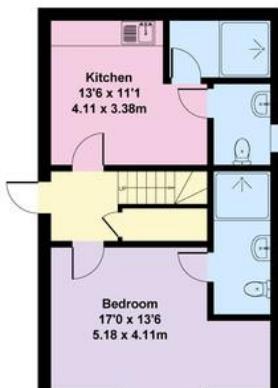
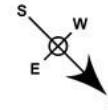
**SERVICES:** Mains electric, water and drainage. The home is warmed by electric storage heaters with a hot water cylinder providing domestic hot water.

**EPC RATING:** C

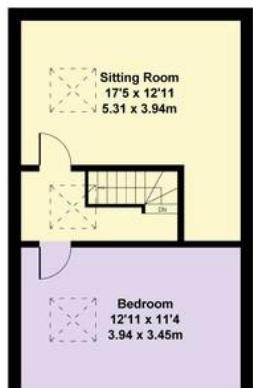


## The Clockhouse, Brook

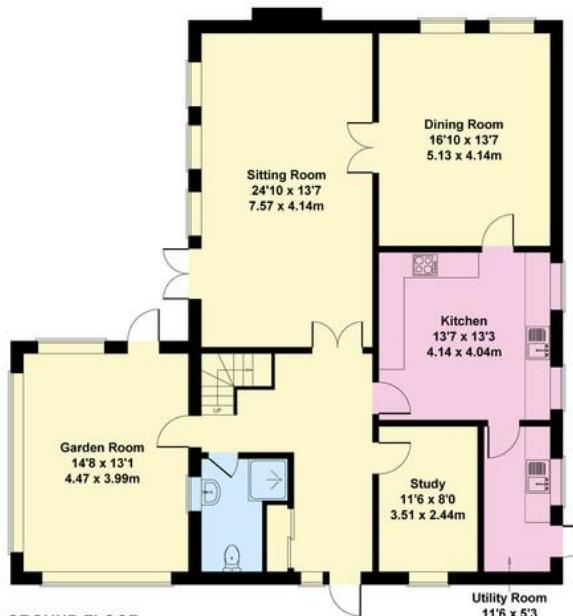
Approximate Gross Internal Area  
3517 sq ft - 327 sq m



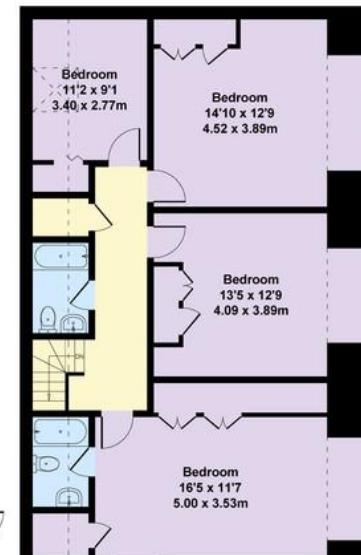
COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

### 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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