

SPENCE WILLARD



Greens Butt, Moortown Lane, Brighstone, Isle of Wight



*A delightful three bedroom detached cottage style property with garage and parking, neatly nestled in its plot and located in this sought after West Wight village.*

VIEWING

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The property offers comfortable accommodation comprising a pleasant reception hall with a charming open fronted porch, a sizeable sitting/dining room featuring the original corner fireplace with wood burning stove and beamed ceiling, a useful study, a good sized, well fitted kitchen/breakfast room as well as an adjoining utility porch. A shower room completes the ground floor space. To the first floor there are three double bedrooms and a bathroom with distant sea and country views from bedrooms 1 & 2. Outside, there are established gardens as well as off road parking and a garage. Other features include double glazed windows to all but two small windows, individual electric heaters throughout the property supplemented by the wood burning stove.

**LOCATION**

Brighstone is a thriving village with good facilities including a general store with post office, newsagent/cafe, hairdresser, public house, community library, doctors surgery with dispensary, primary school and two churches. There is a good network of footpaths and bridleways around the village providing access to miles of downland and coastal walks where breathtaking scenery can be enjoyed. Within a mile there is the local beach at Grange Chine and also access along the Military Road to several other beaches along the South Western coastline of the Island.

**OPEN ENTRANCE PORCH**

A delightful open fronted entrance porch with a wonderful fitted seat and featuring the original paneled entrance door..

**ENTRANCE HALL**

A welcoming and charming area with understairs storage, beams to the ceiling, exposed floor boards and feature painted paneled walls.



**SITTING/DINING ROOM**

4.95m x 5.50m plus area 3.17m x 2.12m (16'2" x 18'0" plus area 10'4" x 6'11")

A good sized L-shaped room with a recessed dining area and enjoying a bright double aspect. A characterful brick corner fireplace with a fitted wood burning stove is the main focal point and the beams to the ceiling add further character to the room.

**STUDY**

2.13m x 1.80m (6'11" x 5'10")

A useful space offering potential to be used as a ground floor bedroom if required.

**KITCHEN/BREAKFAST ROOM**

4.25m x 3.80m (13'11" x 12'5")

A good sized room with ample space for a breakfast table and fitted with a range of smart cupboards and drawers with good work surfaces incorporating an inset sink unit. There is space for an under counter fridge and freezer, together with room for a freestanding electric cooker. In addition, there is a useful built-in storage cupboard.

**REAR PORCH/UTILITY**

1.85m x 1.50m (6'0" x 4'11")

with plumbing for a washing machine and access to the garden.

**SHOWER ROOM**

1.63m x 1.38m (5'4" x 4'6")

A useful ground floor facility with WC, wash basin and shower cubicle with electric shower.

**FIRST FLOOR LANDING**

with window to the side and access to the loft space.

**BEDROOM 1**

4.13m to fitted wardrobes x 2.58m (13'6" to fitted wardrobes x 8'5")

A good double bedroom with fitted wardrobe cupboards and offering an attractive outlook across to Grammar's Common.

**BEDROOM 2**

4.61m x 2.59m max (15'1" x 8'5" max)

A generous double bedroom with recessed storage cupboard and enjoying an outlook over the village towards the sea.

**BEDROOM 3**

3.03m x 3.07m (9'11" x 10'0")

Another double bedroom with an outlook to the the downs and featuring a built-in wardrobe and airing cupboard.

**BATHROOM**

2.43m max x 1.37m (7'11" max x 4'5")

With a white suite suite comprising WC, wash basin and a short bath.





### OUTSIDE

The property is well screened from the road with a vehicular access onto a graveled driveway providing off road parking and turning space as well as access to the GARAGE 5.65m x 2.53m (18'6" x 8'3"). There are steps up to a lawned area of garden with well stocked flower/shrub beds and pathways leading to the front and rear entrance doors. Other features include a paved patio terrace, timber summer house, a good sized timber shed as well as an integral store room. An additional enclosed area of garden adjacent to the turning area is ideally suited as a vegetable garden. To the side and rear of the property there are well stocked flower/shrub beds providing good seasonal colour.

### COUNCIL TAX BAND

E

### EPC RATING

E

### TENURE

Freehold

### POSTCODE

PO30 4AN

### VIEWING

Strictly by appointment with the selling agent Spence Willard.

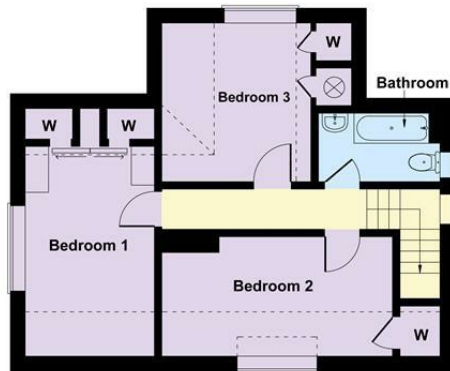




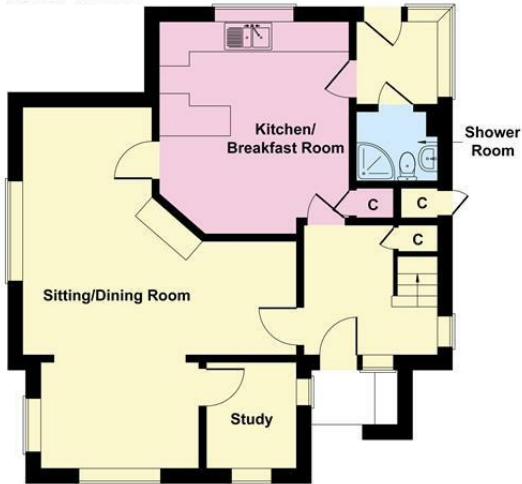




## Greens Butt



FIRST FLOOR



GROUND 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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