

SPENCE WILLARD



8 Afton Barns, Freshwater, Isle of Wight, PO40 9TA

A well presented and recently extended three bedroomed two storey barn conversion with garage and private garden located in Freshwater Bay.

VIEWING

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Extensively upgraded in recent times by the current owner, this well presented barn conversion is now set over two floors following the current owners addition of a third bedroom on the first floor in 2023. The internal dimensions and accommodation is a pleasant surprise given the appearance from the outside making this well presented home a bit of a 'Tardis' and offers two double ground floor bedrooms, (one with ensuite WC and wash hand basin), a double shower room including WC and wash hand basin, a bespoke fitted kitchen, a utility with space and plumbing for both washing machine and dishwasher, a dining area, and a substantial living space with patio doors to rear garden. Moving upstairs via bespoke wood staircase, there is a large double bedroom with three Velux windows and some built-in storage. Outside the property has its own private garden to the rear which is mostly paved with a wood arbour and gate to parking and garage area.

LOCATION

Afton Barns enjoys a tucked away location in Freshwater Bay and there are numerous easily accessible local footpaths and bridleways with access to Afton Nature Reserve, The Causeway and the old railway line cycle track running between Yarmouth and Freshwater Bay, giving access to the harbour town of Yarmouth. In addition there is a nearby beach and seafront at Freshwater Bay and an 18 hole golf course with some far reaching sea views. The location makes this property ideally suited as either a permanent or second home/holiday retreat. The nearest shops can be found in Freshwater Village with a good range of bespoke and well known supermarket chains and amenities including a health centre, a sports centre with indoor pool and a library. The nearest ferry to and from the mainland can be found at Yarmouth a short 10 minute drive away with regular sailings to the mainland UK via Lymington.

LIVING ROOM AREA

4.830 x 3.520 (15'10" x 11'6")

A generous and well lit space with 15mm engineered Oak flooring throughout, sliding patio doors to and from rear garden, internal door into hall and open to:

DINING AREA

4.355 x 3.025 (14'3" x 9'11")

Offering plenty of room for a large family table and chairs with window to the rear, bespoke wood staircase to first floor and open to:

KITCHEN

3.370 x 2.620 (11'0" x 8'7")

A bespoke kitchen including a Smeg range cooker with Bosch cooker hood over and an inset one and a half sink and drainer. There is a good range of kitchen units with integral dishwasher and there is also access to a utility room.

UTILITY

Space and plumbing for washing machine

BEDROOM ONE

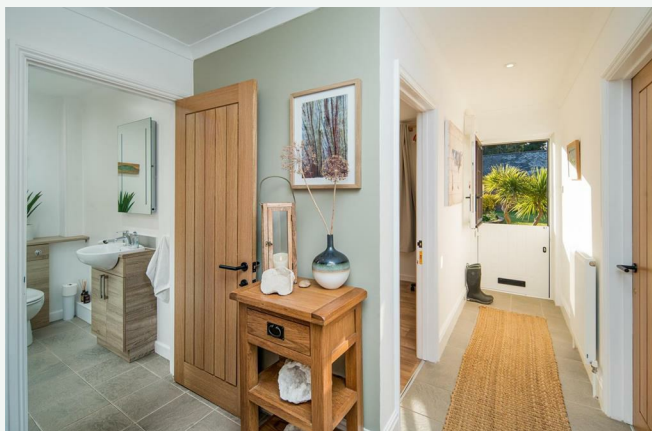
7.675 x 2.910 (25'2" x 9'6")

A double bedroom with window to front overlooking gardens and door to ensuite with WC and wash hand basin.

BEDROOM TWO

3.675 x 2.840 (12'0" x 9'3")

Another double bedroom with window to front aspect.





SHOWER ROOM

2.195 x 1.975 (7'2" x 6'5")

Comprising a walk-in double shower, WC, vanity unit with inset wash hand basin and heated towel ladder.

STAIRS TO FIRST FLOOR

Bespoke staircase to first floor loft conversion.

ATTIC ROOM/ADDITIONAL BEDROOM

7.675 x 2.190, (sloping ceilings) (25'2" x 7'2", (sloping ceilings))

A substantial room with three Velux windows providing an abundance of natural light and currently being used as a third bedroom. There is eaves storage on both sides and a built-in wardrobe/storage space with double doors.

OUTSIDE

Outside to the front there is a communal garden area maintained by shared maintenance arrangement. To the rear there is a private garden mostly paved with a wood built arbour and a wood gate to rear gravelled drive with pedestrian access to en-bloc garage and parking.

EN-BLOC GARAGE

A single garage with up and over door with parking in front on concrete hardstanding.

TENURE

COUNCIL TAX BAND

D

EPC RATING

TBC

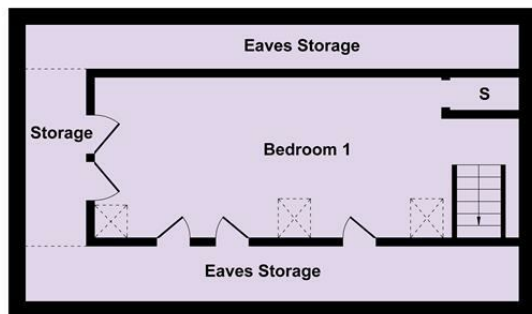
VIEWING

Strictly by appointment only via Spence Willard Estate





8 Afton Barns



FIRST FLOOR

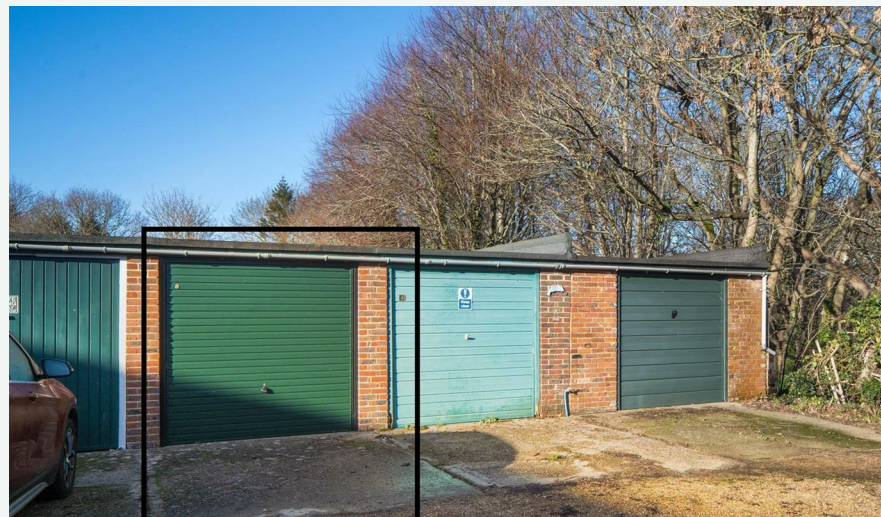


GROUND FLOOR

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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