

SPENCE WILLARD



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

*Part of a converted and extended barn conversion completed mid-1980's with garage and own outside garden located in Freshwater Bay. No onward chain.*

VIEWING

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"Afton Barns" was converted for residential use back the 1980's and is now a small complex of private dwellings. The current owner has resided in NO.7 for nearly 39 years with this being only the second time this property has been available to purchase and makes an ideal permanent home, holiday home or investment property as desired.

Moving inside the property from inner communal courtyard area, you step into a hall with stairs to first floor with access off to other rooms. The accommodation briefly comprises an L-shaped kitchen with dedicated seating area currently used as breakfast/brunch area, a generous dining area with plenty of room for a large table with access to outside private patio and a large living room . Continuing on to split level stairs and landing there is a single bedroom and a shower room with the first floor accessed by second half of the staircase and having a substantial double bedroom with built-in wardrobes.

Outside there is a private entrance from the side onto your own private seating area and then to own sunny patio with access to dining area or to well maintained communal grounds as desired. The property also benefits from having an en-bloc single garage with parking in front.

## 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.

## ENTRANCE

An entrance hall with built-in cupboard , stairs to upper floor and access to:

## BREAKFAST/BRUNCH AREA

The current owner has a small seating area with table and two chairs she utilises for breakfast or Brunch and this leads to:

## KITCHEN

An L-shaped kitchen with range of kitchen units with worksurfaces over, an inset one and a half sink and drainer, an integral hob and tall unit with built-in oven and grill, space and plumbing for a washing machine and space for an upright fridge/freezer. There is also a wall mounted gas boiler for hot water and heating and an internal door leading into:

## DINING AREA

A generous dining area with sliding patio door leading to and from private patio and beyond and being open to:

## LIVING ROOM

A substantial living space with bow window overlooking own garden and communal grounds.

## STAIRS TO SPLIT LEVEL ACCOMODATION

The stairs branch off to a split-level half way up and also continue to first floor.

## BEDROOM TWO

Located on split-level floor is this single bedroom with some storage and a Velux window.

## SHOWER ROOM

Also on the split-level floor there is a shower room including double walk-in shower, WC and wash hand basin. There is also a Velux window .





### **BEDROOM ONE**

Occupying the whole top floor is a generous double bedroom with three velux windows and another window making this a light and airy bedroom. This room also has built-in wardrobes.

### **OUTSIDE**

From the shared entrance drive, there is access on the side of this property to enter via private seating and patio area or via communal front inner courtyard area as preferred. The private patio and seating area is a great place to sit and enjoy the sun and take in the pretty landscaped grounds or utilise for entertaining as desired. There is also a planted side garden under the living room window with a mix of shrubs and flowers. The garage and parking is located in the second block of garages on the left.

### **COMMUNAL AREAS**

Communal areas outside, include the inner courtyard area and additional lawned gardens to the rear and side with some mature trees and shrubs making this a well looked after and pretty location.

### **ADDITIONAL INFORMATION**

Part of complex of old barns converted in mid 1980's. and current owner has been at property for over 39 Years. There is no set management charge for maintaining communal areas but residents do all pay circa £250 PA towards upkeep of communal gardens and gravelled drive.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

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### **EPC RATING**

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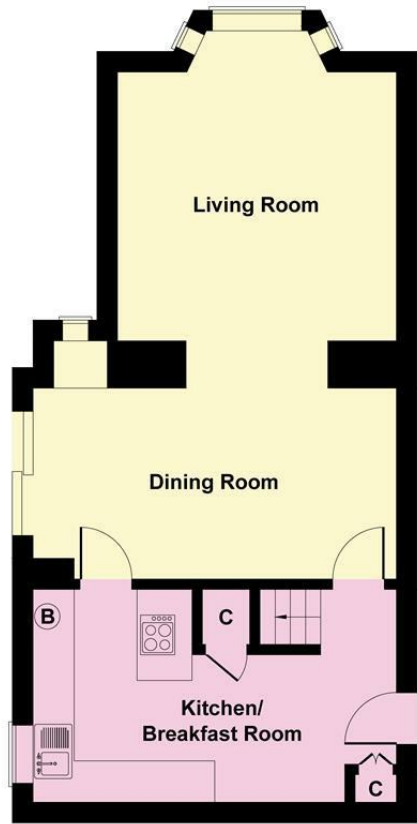
### **VIEWING**

Strictly by appointment only via Spence Willard in Freshwater

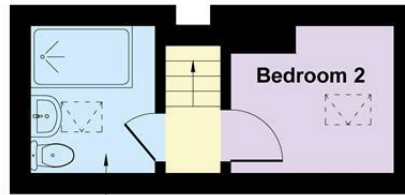




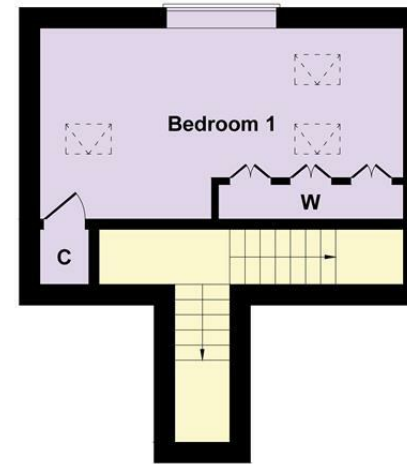
## 7 Afton Barns



GROUND FLOOR



Shower Room



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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