

SPENCE WILLARD



Tantivy, Church Place, Freshwater, Isle of Wight, PO40 9BN

An attractive stone, two bedroomed bungalow with off road parking and south facing garden pleasantly located in this sought after area of the village.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



A character mid terrace cottage with two bedrooms ,both with ensuite, rear garden and off-road parking at the front. Purchased early 2021 and updated in recent times to include a new gas combination boiler fitted in September this year.

On entering from the front, there is a large living/dining room area with feature fireplace and double patio doors to outside rear garden, a galley style kitchen, a large double bedroom with ensuite shower room and a large single bedroom also with an ensuite shower room. Outside there is off-road parking to the front and an L-shaped garden and patio to the rear.

LOCATION

The property is located in historic Old Freshwater, a collection of period cottages and newer dwellings close to the church and Red Lion pub which is renowned for its excellent food. Freshwater village centre with its range of shops services and amenities is within half a mile and a short distance away is the picturesque Causeway and SSSI protected Yar Estuary with access to the cycle path along the old railway line to the historic harbour town of Yarmouth with its range of pubs and restaurants, excellent sailing facilities and mainland ferry terminal.

LIVING ROOM

17'0" x 12'4"

Feature stone fireplace, beamed ceiling and door connecting to the rear garden.

KITCHEN

7'7" x 7'5"

A galley kitchen fitted with wall and floor standing cupboards with work surface over, stainless steel sink and plumbing for washing machine.

BEDROOM 1

13'4" x 9'1"

A generous dual aspect, double bedroom with fitted wardrobes and door to the rear garden. Access to:

ENSUITE

Fitted with double shower, WC and pedestal wash basin., (PLEASE NOTE THE CURRENT WALK-IN DISABLED SHOWER IS NOT INCLUDED)

BEDROOM 2

10'1" x 7'8"

A large single bedroom with window to the front with access to:

ENSUITE.

Fitted with a shower cubicle with bi-fold doors, WC and wash basin.

OUTSIDE

There is a hard standing to the front and the southerly aspect L-shaped rear garden is on two levels with a timber shed included.

ADDITIONAL INFORMATION

Upgraded by the current owner to include a new combination gas boiler installed in September this year, increased loft insulation, the fitting of internal sliding doors and the addition of air vents to the double glazed units.

TENURE

Freehold

COUNCIL TAX BAND

B

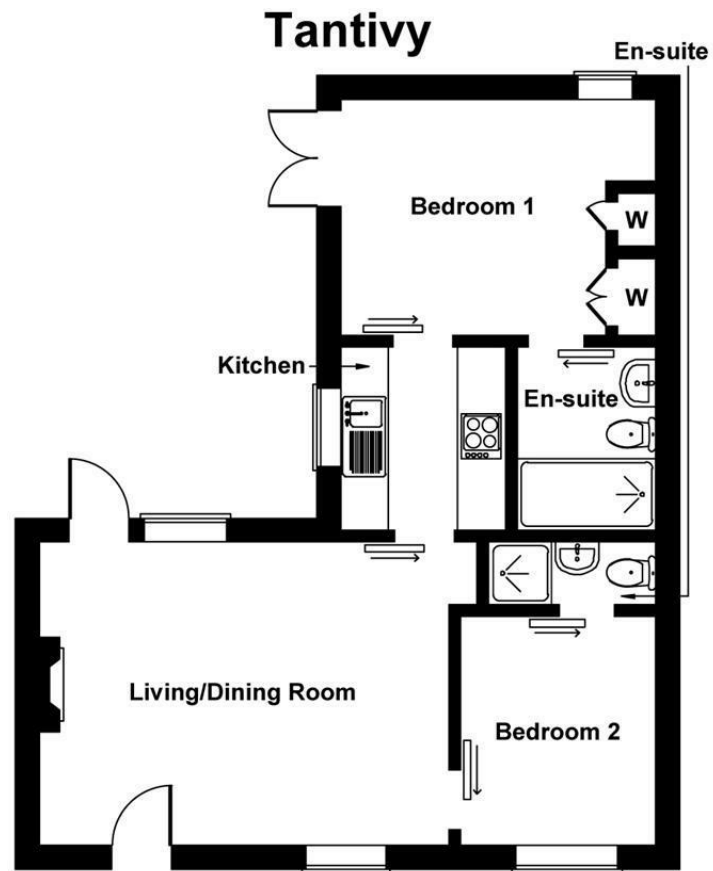
EPC RATING

D

VIEWINGS

Strictly by prior appointment only via Spence Willard Estate Agents in Freshwater.





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.

Produced by Potterplans Ltd. 2026



SPENCEWILLARD.CO.UK

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.