

SPENCE WILLARD



Barncroft, Colwell Road, Totland, Isle of Wight

A characterful and well proportioned detached three bedroom barn conversion tucked back from the road in good gardens and accessible to the beach in Colwell Bay.

VIEWING

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



Rich in history and believed to have once served as an officer's mess kitchen during the Napoleonic Wars, this characterful property is thought to have been converted in the early 20th century. While it would benefit from some modernisation, it offers excellent potential to become a charming and comfortable home, boasting generous ceiling heights downstairs. On the ground floor, a welcoming reception hall features attractive stained glass door and window panels, a quarry-tiled floor, and a cloakroom neatly tucked beneath the stairs. A spacious living room with a large bay window, a striking open fireplace, and herringbone woodblock flooring framing a central carpet rug leads off the reception hall. A rear hallway leads to the garden and connects both the bright, triple-aspect dining room, complete with a corner fireplace, and the kitchen, which offers external access to the side of the property. Upstairs, there are three well-proportioned double bedrooms, along with a family bathroom and a separate WC. Night storage heaters serve the three bedrooms and principal ground floor rooms, excluding the kitchen. Most windows have been replaced with sympathetic modern double-glazed units, whilst the character of the original stained glass at the entrance is retained together with the side door to the kitchen.

The outside space truly enhances the appeal of this unique home. French doors open onto a shaded rear courtyard, while a sunny rear terrace, formal garden, and enchanting informal garden offer a range of spaces to relax or entertain. The informal garden is ideal for children, featuring mature pine, mulberry, medlar, and fig trees along with an array of established planting providing a range of colour throughout the growing season. A side gate from the rear garden leads to Colwell Lane, and there could be potential to add an additional dwelling within the rear garden area, subject to the necessary planning permissions.

LOCATION

The property enjoys a delightful setting, set back from the road opposite Colwell Common and is just a short walk from the scenic Colwell Bay, known for its sandy beach and the popular coastal restaurant, The Hut. The nearby village of Freshwater, less than a mile away, offers a good range of amenities and local shops/supermarkets including a leisure centre, health centre, and library. Just a short drive away is the historic harbour town of Yarmouth, which boasts excellent sailing facilities and a ferry terminal with regular crossings to the mainland, making this an ideal choice for a permanent residence, holiday retreat, or second home.

RECEPTION HALL

3.75m x 2.45m (12'3" x 8'0")

a truly welcoming space with attractive original stained glass fenestration, quarry tiled floor and stairs leading off.

CLOAKROOM

with WC and wash basin.

LIVING ROOM

4.75m max x 3.75 plus bay (15'7" max x 12'3" plus bay)

A well proportioned and dual aspect room with a large bay window to the front and a decorative open fireplace as a main focal point. The herringbone woodblock flooring provides a border for a central carpet rug.

REAR HALLWAY

with double doors leading to the rear garden and a charming sheltered courtyard area.

KITCHEN

3.25m x 2.85 plus recess (10'7" x 9'4" plus recess)

With access and an outlook to the side driveway and fitted with a range of units and work surface together with a sink unit and space for freestanding appliances. There is great potential for the kitchen to be opened through to the dining room at the rear of the property if desired and subject to building regulation approval for any structural alteration.

DINING ROOM

4.25m x 3.00m (13'11" x 9'10")

A bright space enjoying a triple aspect with a feature corner fireplace.

FIRST FLOOR LANDING

Fitted with a range of cupboards ideally suited for linen storage.

BEDROOM 1

4.75m plus bay x 3.90m max (15'7" plus bay x 12'9" max)

A large dual aspect double bedroom with a large bay window to the front, exposed floorboards and an attractive decorative fireplace with tiled insets.

BEDROOM 2

3.55 m plus recess x 3.75m (11'7" m plus recess x 12'3")

Another generous double bedroom with exposed floorboards and an outlook to the front. The large recess also provides a great possibility to create an en suite facility if desired.

BEDROOM 3

4.30m x 3.50m (14'1" x 11'5")

Located to the rear of the property is another generous dual aspect double bedroom with a corner fireplace (currently boarded) together with a useful vanity wash basin.

BATHROOM

with wash basin and bath together with the hot water tank and access to the loft space.

SEPRATE WC



OUTSIDE

At the front of Barncroft, a sheltered garden offers excellent privacy, beautifully planted with a diverse selection of mature shrubs and plants. A long gravel driveway runs alongside the property, providing ample off-road parking for several vehicles and is bordered on one side by a deep, well-stocked shrub bed. To the rear, the expansive garden is primarily laid to lawn and features a range of trees, including established fruit varieties such as Mulberry, Medlar, and Fig. Adjacent to the house is a sheltered courtyard, perfect for relaxing, along with a patio terrace partly enclosed by a stone wall, an ideal spot for outdoor dining and entertaining.

Additional outbuildings include a substantial stone and brick structure (4.45m x 3.75m / 14'7" x 12'3") previously used as a garage, with double doors, power, lighting, and a mezzanine loft space. There is also an older timber garden shed/store. A gated side access from Colwell Lane leads directly into the rear garden, which may offer potential for an additional dwelling, subject to the necessary planning permissions.

COUNCIL TAX BAND

E

EPC RATING

F

TENURE

Freehold

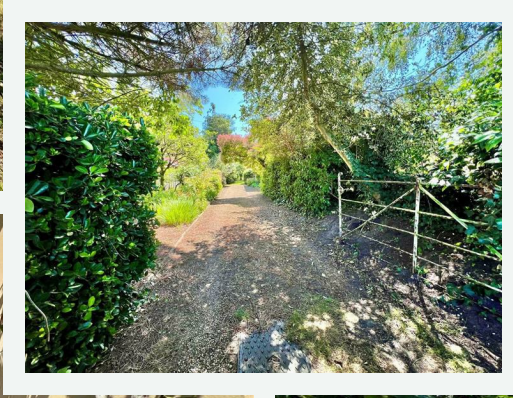
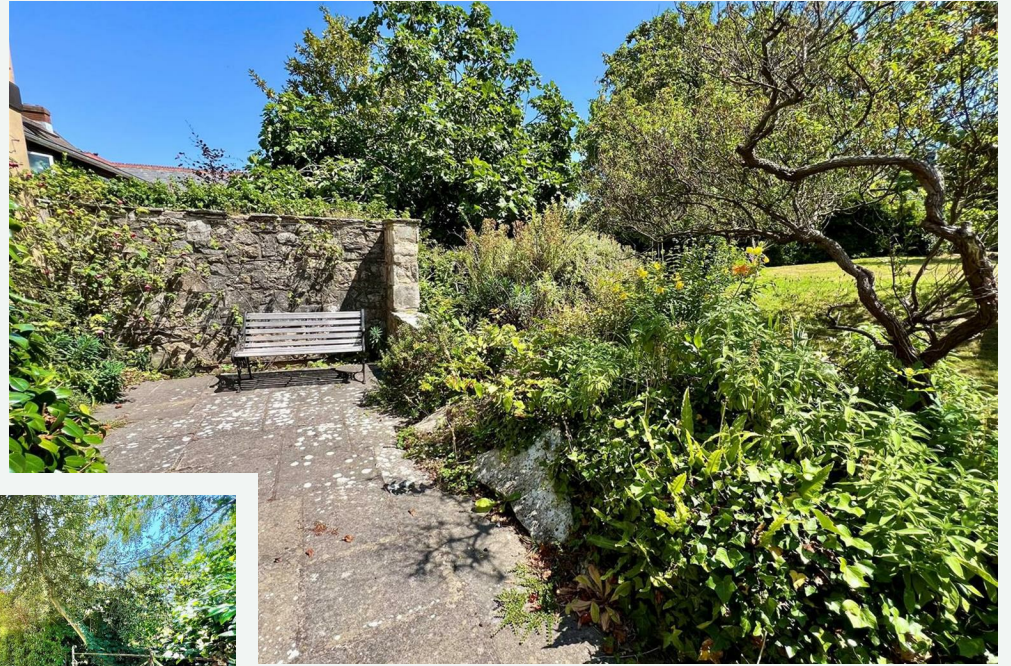
POSTCODE

PO39 0AH

VIEWING

Strictly by appointment with the selling agent Spence Willard.







Barncroft



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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