

SPENCE WILLARD



Wagtails Gaggerhill Lane, Brighstone, Newport, Isle of Wight, PO30 4DX



*"Chain Free". Situated in Brighstone is this two bedroom(master ensuite), character detached bungalow with conservatory, substantial raised sun deck, a cabin, a summerhouse, off-road parking and garage. An air Source Heat Pump & Solar Panels are already installed.*

VIEWING

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This charming chain free bungalow offers a substantial lounge with feature inglenook fireplace and stove, a conservatory, a kitchen, two double bedrooms one with master ensuite and a separate bathroom. Outside there is a cabin to the rear with power and light ideal as a hobby room or office as desired and another summerhouse in the main front garden with distant views towards the countryside and the sea. The front gardens also have a large raised sundeck offering some far reaching views and plenty of room for al-fresco dining or entertaining family and friends.

Outside there is also a garage with a parking space in front.

#### LOCATION

Brighstone is a thriving village with good facilities including a general store with post office, a café/bistro, tea rooms, public house, community library, doctors' surgery, primary school and two churches. There are local footpaths and bridleways around the village providing access to miles of downland and coastal walks. Within a mile there is a local beach at Chilton Chine and also access along the Military Road to several other beaches along the South Western coastline of the Island. The nearest ferry terminal can be found at nearby Yarmouth with regular sailings to and from mainland UK via Lymington.

#### CONSERVATORY/DINING AREA

2.810 x 2.375 (9'2" x 7'9")

A light and airy conservatory open to the kitchen and currently used as a dining area. There is also additional access to the living room and patio doors lead to and from the main garden.



## KITCHEN

3.850 x 3.015 (12'7" x 9'10")

The kitchen is a mix of some modern units with work surface areas with inset sink and drainer. In addition there are two floor standing cupboards either side of an "ESSE" stove/cooker and a large dresser with cupboards and shelves. There is also space for an upright fridge freezer and a door to the side open porch and window to the side. Internal arch to:

## INNER LOBBY

A useful space with built-in cupboard and doors off to:

## LIVING ROOM

4.995 x 4.975 (16'4" x 16'3")

This generous living space oozes character and charm with its feature imposing inglenook fireplace and free standing wood burning stove and has a large bow window to the front garden.

## BEDROOM ONE

3.620 x 3.055 (11'10" x 10'0")

A double room with patio doors to rear garden with windows either side and built-in fitted wardrobe space,

## ENSUITE SHOWER ROOM

Comprising a shower, a wash hand basin and a WC. Window to side.

## BEDROOM TWO

3.560 x 3.010 (11'8" x 9'10")

Another double bedroom with door to rear garden with window

## BATHROOM

2.510 x 1.820 (8'2" x 5'11")

The bathroom offers a free standing bath, a wash hand basin, a WC and a bidet. There is a window to the rear

## OUTSIDE

Wagtails has most of its garden space to the front of the property to take advantage of its views across local countryside with some distant sea views. The gardens are a mix of some planted shrubs, flower beds and small trees with patio areas plus a corner summerhouse with some views over the garden and a porthole style window with distant sea view. One of the gardens best features has to be a large raised deck offering plenty of seating with barbecue space ideal for al-fresco dining and entertaining family and friends. Wood built shed also included.

Access is down both sides of the property for maintenance and the right hand access has a metal gate and footpath leading to the rear gardens and other entrance to the property via the kitchen. The rear garden itself is mostly decked and has a cabin with the benefit of power and light which has a number of uses not least as an office space or hobby room .Outside tap.







#### **GARAGE**

From the Lane there is a parking space on hardstanding with access to the garage plus steps to front garden gate.

#### **ADDITIONAL INFORMATION**

Although Wagtails is a character property, some useful modern features have been added to make it more energy efficient including an air source heat pump and solar panels. This has lifted the EPC Rating to a B.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

D

#### **EPC RATING**

B

#### **VIEWING**

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









## Wagtails



### 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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