

SPENCE WILLARD



Bridleway House, Off Kemming Road, Whitwell, Isle of Wight

Situated in a delightful setting with beautiful south facing, wraparound gardens, off-road parking and workshop

VIEWING:

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Tucked away off of a bridleway, the property is situated in a tranquil setting and provides a wonderfully light home, designed to make the most of its south facing position, with the majority of rooms having a dual aspect and views over the attractive gardens.

The property was built in the 1960s by the Church Commissioners in a generous plot, with spacious accommodation and enjoys views of the surrounding countryside including the local Church of St Mary & St Rhadegund.

Situated to the south of the Island in the rural village of Whitwell, there are many country walks and riding opportunities nearby, with direct access to the bridleway from the property and on to various other bridleways and trails. There is a popular local pub, The White Horse Inn nearby and the nearby neighbouring village of Niton provides a further restaurant, village store, pharmacy, primary school, and Post Office with a restaurant bar.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH A UPVC glazed porch with an attractive tiled floor opens to a **VESTIBULE** with further door to a spacious **ENTRANCE HALLWAY** with doors to all rooms and deep understairs cupboard providing extensive storage.

OPEN-PLAN SITTING DINING ROOM This south facing, triple aspect room is beautifully light with delightful views of the wraparound gardens and has original parquet flooring, uncovered and restored by the current owners. Within the dining area there is space for a family dining table, with a wide opening to the sitting room where there is a fireplace housing Charnwood wood burning stove sat on a tiled hearth with wooden surround and French doors to the paved terrace that runs along the rear of the property.



KITCHEN BREAKFAST ROOM Triple aspect making for a bright room, the kitchen has a fully tiled floor and is fitted with an array of neutral wall and base cabinets with worksurfaces over. There is a composite 1½ bowl sink and drainer, Large Samsung fridge, and space and plumbing for a dishwasher. Neff integral appliances include ceramic hob, microwave, oven and warming drawer. To the northern end of the kitchen is a side door to a covered pathway with further doors to both the driveway and garage. A **LARDER** with fitted shelving to three sides, provides ample storage space with the added benefit of being north facing to keep items cool. The kitchen has a wide opening to the:

BREAKFAST ROOM With a vaulted ceiling and triple aspect view of the garden, there is space for a dining table, ideal for enjoying views of and access through a glazed door to the rear garden and terrace.

CLOAKROOM A toilet and sink vanity unit, tiled behind and with window above.

BEDROOM 4/STUDY Currently utilised as a study, this generously sized room could easily serve as a double bedroom, with views of the garden.

Stairs with oak handrail rise and turn to the:

FIRST FLOOR

LANDING A spacious landing and hallway with airing cupboard housing immersion heater and with slatted shelving. Hatch access to a large loft which is boarded and with a window, providing further potential subject to the necessary permissions.

PRINCIPAL BEDROOM SUITE This large, dual aspect double bedroom overlooks the wraparound gardens and has two built-in cupboards. A **DRESSING ROOM** with window, large dressing area with room for clothing rails, as well as a deep wall to wall wardrobe with sliding mirror doors, opens to **SHOWER ROOM EN-SUITE** with fitted shower cubicle with rainfall showerhead, wash basin and WC.

BEDROOM 2 A very good sized, dual aspect, double bedroom overlooking the pretty gardens.

BATHROOM Bath with shower over and deep fitted cupboard for storage. Wash basin with mixer tap, mirror and lighting above.

ADJACENT WC With compact wash basin.

BEDROOM 3 A double bedroom with built-in wardrobe. Dual aspect with panoramic views over the garden to the church and countryside beyond.





OUTSIDE

As you approach the property, you turn in a large gravel driveway with attractive lamppost originating from London Bridge, and well-established 600-year old Tuscan Olive Tree, alongside parking for several cars. Adjacent to the property is a **SINGLE GARAGE** (5.17m x 2.65m) with up and over door (currently sealed), providing ample storage through a side pedestrian door, with power and lighting, utilised in part by the current owners as a utility area with space and plumbing for both a washing machine and dryer. There is gated access between the garage and the entrance porch, opening to a covered path with access to the garage and back entrance door to the kitchen. The path leads around to a paved terrace, ideally situated with access from both the kitchen breakfast room and sitting room, ideal for outdoor seating, dining and entertaining.

The south facing garden is a real delight largely bordering the bridleway making it a haven of tranquillity, with a large area of lawn bordered by a variety of mature shrubs and trees (and securely fenced so a safe haven for young children and pets). To the centre of the lawned area is a Magnolia tree and there is also a two-variety pear tree and three-variety apple tree. There is a **TIMBER WORKSHOP** (3.65m x 2.92m) with power and lighting, and **SUMMERHOUSE** (1.95m x 1.9m) placed to enjoy the views of the garden.

A Fremontodendron is attractively positioned on the side elevation of the property, as well as a Fig Tree and various other shrubs and ferns, many originating from the nearby Ventnor Botanic Garden. A fruit cage is positioned to the edge of the garden with Raspberry and Blueberry bushes, alongside a cottage vegetable patch. A double gate from the western side of the driveway opens to assist with maintenance.

DIRECTIONS As you drive south on Whitwell High Street, turn right on Kemming Road (before the Church of St Mary & St Rhadegund), where there is an immediate left turning after the church, follow this approx. 70m and round a corner, Bridleway House will be found to your left.

SERVICES Mains water, electricity and drainage. Grant oil fired boiler situated in the kitchen provides heating delivered via radiators. Electric underfloor heating to the breakfast room.

TENURE Freehold

EPC Rating D

POSTCODE PO38 2PP

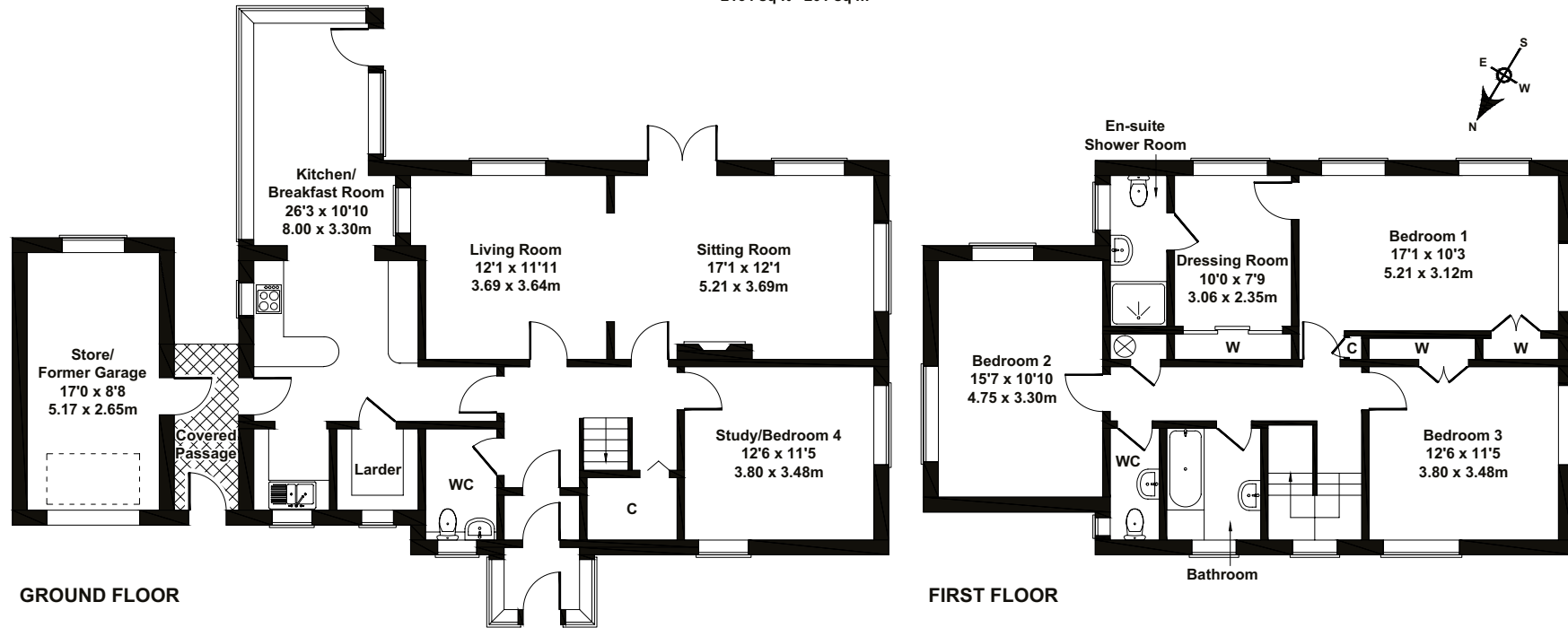
COUNCIL TAX Band F

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Bridleway House

Approximate Gross Internal Area
2164 sq ft - 201 sq m



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. 2023

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