



5 Brookfield Cottages, Upper Road, Adgestone, Isle of
£225,000



Megan Baker
Estate Agents

5 Brookfield Cottages, Upper Road, Adgestone, £225,000

The wonderful thing about this beautiful Island, is the ability to have a lovely period cottage which feels like it is in the middle of no-where, yet is accessible within a short drive to bustling town centres and transport links which take you to the ferry ports. This means you have the combination of total tranquility, stunning countryside views over the rolling hills and accessibility. This cottage provides just that. It sits in the middle of glorious countryside, with beautiful, local walks and nature trails, yet has amenities within reach. The cottage itself retains so much of its character and charm, with open fireplaces and a stunning old fashioned range. Made of local stone, this is absolutely ideal for those who love the charm of a cottage and want that wonderful setting with panoramic countryside and sea views. Just perfect. The cottage is offered with no onward chain.

Attractive crittle entrance porch with stone flooring.

Pretty red front door to :

SITTING ROOM:

12'2 max x 10'9 (3.71m max x 3.28m)

A lovely cosy room in white decor with exposed brick wall to one side and a beautiful period working open fireplace with marble surround and stone hearth. Wide rustic wooden floorboards, window to front and wooden panelled door to:

KITCHEN/DINING ROOM:

12'2 max x 11'0 (3.71m max x 3.35m)

The centre piece of the room is a gorgeous working period range and open fireplace with a grey surround. Butler sink; door to shower room and stairs off to first floor. Double doors open to the:

CONSERVATORY:

12'6 max x 6'3 max (3.81m max x 1.91m max)

From here you can see the spectacular views over the countryside to the sea and this area is utilised as additional light and airy kitchen space with door to side and window to one end.





SHOWER ROOM:

7'0 max x 2'6 max (2.13m max x 0.76m max)

Fully tiled and fitted with WC; wash hand basin and shower area. Rear window framing the super views.

Enclosed staircase to:

FIRST FLOOR LANDING:

With access to loft and panelled wooden doors to:

BEDROOM ONE:

12'2 max x 10'7 (3.71m max x 3.23m)

A double room in yellow colours featuring a beautiful working period fireplace with wooden surround and front window providing a rather lovely open countryside outlook.

BEDROOM TWO:

10'5 max x 9'8 (3.18m max x 2.95m)

A second double room in yellow colours with panelling to one wall and window to rear showcasing the glorious views over the countryside to the sea.

GARDEN:

The small rear garden is a mostly laid to decking providing a fabulous place to sit and enjoy the panorama of glorious countryside and sea views.

SURROUNDING AREA

The cottage is located in an area of outstanding natural beauty with Adgestone vineyard down the road and beautiful nature walks including the Brading Butterfly walk and walks to Brading Roman Villa. There are points along the road to enjoy the spectacular panoramic views.

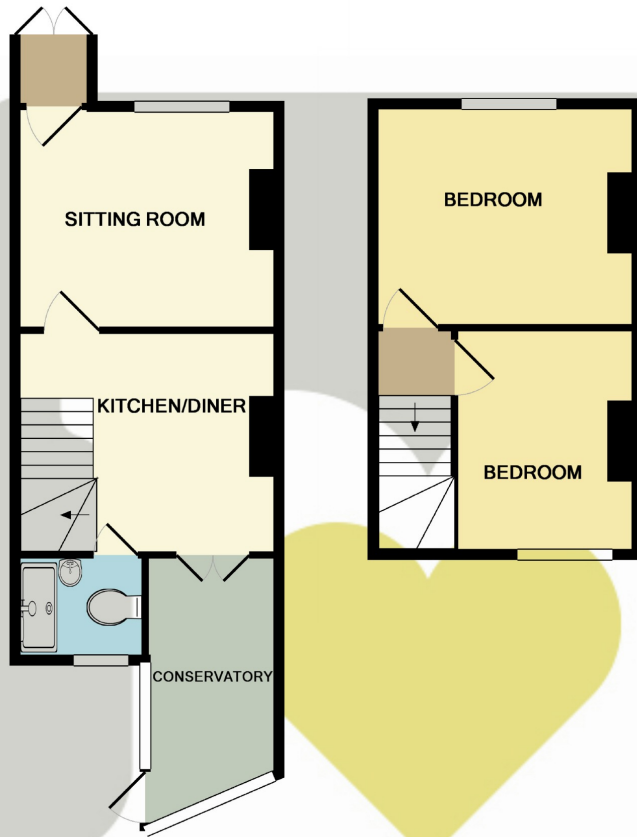
Viewings: Strictly by appointment only through Megan Baker Estate Agents

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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

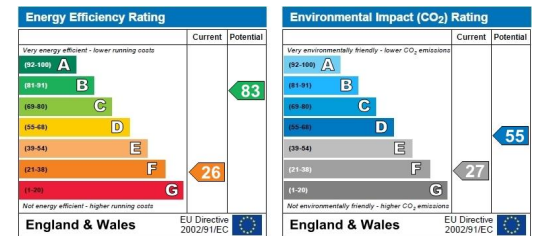
Floorplan



TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Arrange a viewing

Love this property and want to see more?

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Email: hello@meganbakerestateagents.com

Pop in for a chat

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IS WHERE OUR
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