



**£330,000**

1 Star Inn, Camp Road, Freshwater, Isle of Wight, PO40 9HT









Nestled on the charming Camp Road in Freshwater, this immaculate semi-detached house offers a delightful blend of character and modern living. Built in 1881, the property has been lovingly maintained and is presented in excellent condition throughout, making it an ideal home for families or those seeking a peaceful retreat.

The home has retained plenty of character and history and features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The reception room has a stunning fireplace with log burner, ideal for those cosy wintery nights. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The Victorian style bathroom is conveniently located, ensuring comfort and practicality for everyday living. The additional cloakroom wc completes this lovely home.

One of the standout features of this home is the good-sized garden, perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. Additionally, the property benefits from off-road parking for two cars, a valuable asset in this desirable area. Please note there is a small section of the property that has flying freehold, please speak to the selling agent for further details.



Situated close to the village, residents will enjoy easy access to local amenities, shops, and recreational facilities, making it a convenient location for everyday needs. This property presents a wonderful opportunity to acquire a charming home in a sought-after location, ideal for those looking to embrace the tranquil lifestyle that Freshwater has to offer.

The main shopping area of Freshwater village is close by, within an easy walk where you will find a number of facilities including a Sainsbury's local, Co-Op stores, library, hairdressers, doctors and health centre, pharmacy, dentists, West Wight Leisure Centre and a number of regular bus routes serving Newport centre and Yarmouth. There are also some lovely cafes and eateries all within the village. Freshwater Bay is only half a mile drive and the popular Colwell Bay with its sandy beach and restaurants is also just over half a mile away.



**Entrance Porch - Stable door to**

**Kitchen/ Diner** 14'7" x 13'4"

**Lounge** 14'0" x 11'3"

**Bedroom 1** 12'0" x 11'5"

**Bathroom/ Shower room** 12'11" x 7'11"

**First Floor - Landing**

**Bedroom 2** 13'3" x 11'4"

**Bedroom 3** 11'1" x 9'8"

**Cloakroom wc** 8'0" x 3'1"

**Outside**

One of the standout features of this home is the good-sized garden, perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. The enclosed garden comprises lawn area, patio area, mature shrubs and gated access leading to the parking.

**Parking**

Located at the rear of the property is the driveway providing off road parking for two cars.

**Council Tax**

Band B

**Additional Information**

Please note there is a small section of the property that has flying freehold, please speak to the selling agent for further details.

**Tenure**

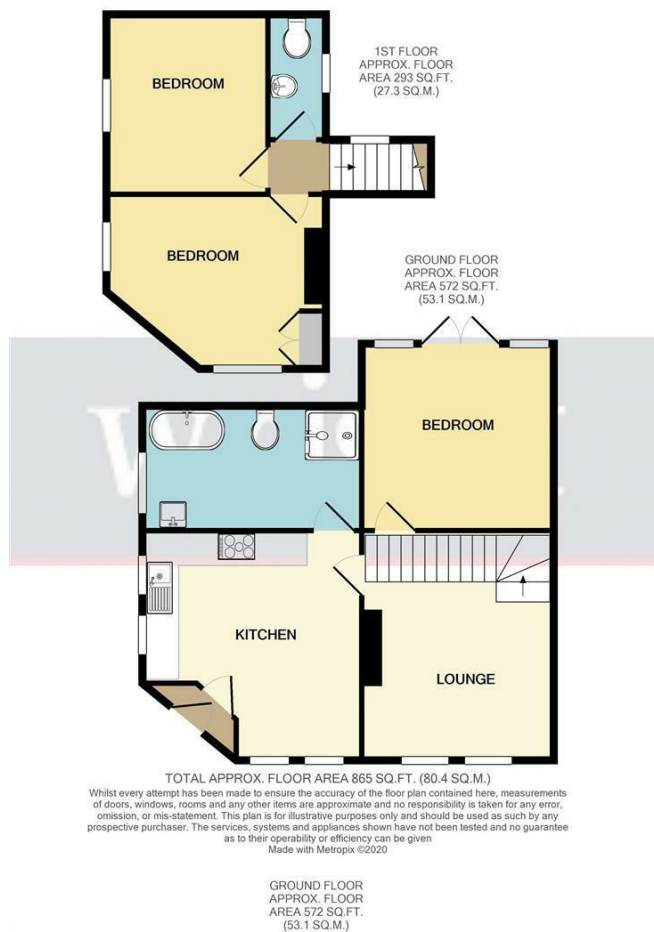
Freehold

**Services**

Mains water, drainage, gas and electric

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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