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estate agency



**Offers Over £499,995**

Wellesley House Blackbridge Road, Freshwater, Isle of Wight, PO40 9QP









Set in the charming village of Freshwater, this immaculate detached house on Blackbridge Road offers a perfect blend of comfort and convenience for family living. Built between 1930 and 1939, the property exudes character while providing modern amenities that cater to today's lifestyle.

With four spacious bedrooms, this home is ideal for families seeking room to grow. The two well-appointed reception rooms and added study area provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style. The property features a well-maintained kitchen, designed for both functionality and comfort, utility area and modern bathroom.

One of the standout features of this residence is the generous off-road parking, accommodating up to three vehicles, which is a rare find in such a sought-after location. The large garden offers a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquil surroundings.

Situated close to the picturesque Freshwater Bay, residents can easily access stunning coastal views and recreational activities. Additionally, the property is conveniently located near local schools and the village, making it an excellent choice for families looking for a community-oriented environment.

This delightful home on Blackbridge Road is not just a property; it is a lifestyle choice in a highly desirable area. With its blend of space, character, and location, it presents a wonderful opportunity for those looking to settle in Freshwater.

Freshwater Bay is only 2 minutes away and there you will find walks to Tennyson and Afton Downs and a selection of cafes and tea rooms, the thatched church of St Agnes and the bay itself with its stunning pebble beach. A local shop is within walking distance and a Cafe which serves Barista made coffee, cakes and nibbles is also very close by. The main shopping area of Freshwater village is under a mile away.



**Hallway**

**Cloakroom wc**

**Sitting Room** 15'1" xv 12'11"

**Kitchen & Utility Area** 14'9" x 8'2" plus 11'5" x 5'0"

**Dining Room & Study Area** 21'3" x 14'9"

**First Floor - Landing**

**Bedroom 1** 15'8" x 13'9"

**Bedroom 2** 14'9" x 9'6"

**Bedroom 3** 11'1" x 6'6"

**Bedroom 4** 11'1" x 5'10"

**Bathroom/ Shower room**

**Outside**

Wellesley House is set back from the road in an elevated position. The front garden is mainly lawn with a great selection of mature trees and shrubs and pathway leading to the entrance door. The large rear garden benefits from a sunny south facing aspect. The rear garden is private and has a good selection of mature trees and shrubs, lawn area, summerhouse and flower beds. The large rear garden offers a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the tranquil surroundings.

**Off Road Parking**

To the front of the property there is a single off road parking space. There is an additional car port and two parking spaces at the rear of the property accessed from Bay Road.

**Tenure**

Freehold

**Council Tax**

Band E

**Services**

Mains water, drainage, electric and gas

**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.



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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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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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