

THE GRANVILLE

GRANVILLE ROAD, TOTLAND BAY, ISLE OF WIGHT, PO39 0AZ



COUNTRY HOMES

— by Hose Rhodes Dickson —

An impressive late Victorian detached house within a short walk of the beach and turf walk. The spacious and versatile accommodation is a feature of this property with the main house offering eight bedrooms, five of which have en-suite facilities, a two bedroom annexe and adjoining the rear of the property is a self-contained two bedroom cottage.

The ground floor offers light and spacious reception rooms with varnished floors, a good size L-shaped kitchen, an office leading off the kitchen, cloakroom and a double bedroom with en-suite bathroom. There are UPVC sealed unit double glazed windows to most rooms in the main property and gas central heating.

The Granville is set in a good size plot with plenty of parking to the rear, ideal for use as a family house with annexe and letting unit or as a bed and breakfast with two self-contained letting units.

GROUND FLOOR

Open Entrance Porch With tiled floor. Front door with attractive stained and leaded insert with matching side panels.

Entrance Hall An impressive and welcoming entrance with varnished floorboards and decorative coving. Staircase to first floor. Door to:

Sitting Room Square bay window overlooking the front. Varnished floorboards. Door to:

Bedroom 8 A useful downstairs double room which can be used in conjunction with the living room to provide a separate area. Window to side. Built in wardrobe. Varnished floorboards.

En-suite Bathroom Wood panelling to bath and some walls. Basin and wc. Chrome heated towel rail.

Living/Dining Room A large L-shaped room, French doors from the dining area to the garden. Bay window to front, window to side. Varnished floorboards.

Kitchen A good size L-shaped room fitted with wall and base units with worksurfaces over. Double sink top. Integrated dishwasher. Gas hob and double oven. Tiled floor. Dual aspect. Door to:

Office Window to side. Two built in cupboards.

FIRST FLOOR

There are **Four Double Bedrooms** on this floor with en-suite facilities and a **Laundry Room** with plumbing for washing machine and boiler. Double butler sink. Door from the landing to outside staircase leading to ground floor. There is also access from the landing to:

THE ANNEXE

Comprising: **Lounge/Diner** Window to side. **Bathroom** Bath with shower over, pedestal basin and wc. Stairs lead from the landing to **Two Bedrooms** with sloped ceilings.

SECOND FLOOR

There are **Three Double Bedrooms** with sloped ceilings and a **Bathroom** on this floor.

HEATING

The property has a gas central heating system via radiators. A new boiler in the laundry room provides heating and hot water to the annexe and second floor. A Vaillant boiler in the kitchen supplies the downstairs and middle floor.

THE COTTAGE

Adjoining the rear of the house is a self-contained two storey cottage comprising **Kitchen, Dining Area** and **Living Room** with **Two Double Bedrooms** and **Bathroom** upstairs. Gas central heating. This cottage is on a separate title deed to the main house and is currently let out providing a useful income.

OUTSIDE

A gravel driveway at the side of the property leads to a graveled parking area for several cars to the rear. The front garden is enclosed with shrub and flower borders. To the rear is a good size garden with paved terraces to the side and rear of the house. Lawn area and fruit trees.

There is a lapsed planning consent for a further holiday chalet in the rear garden.

TENURE Leasehold- 999 year lease commenced 1887.

SERVICES All mains connected.

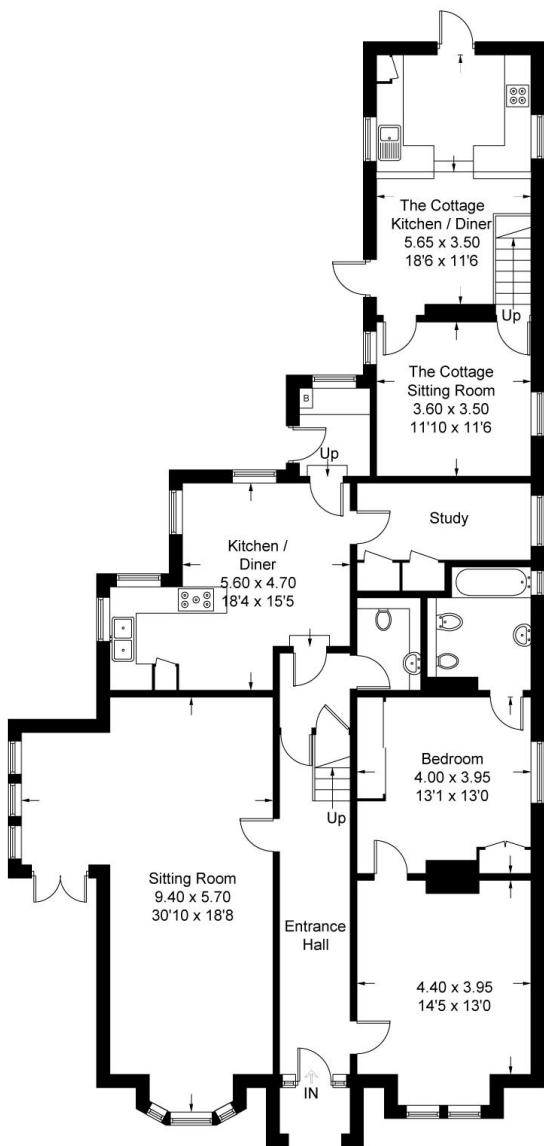
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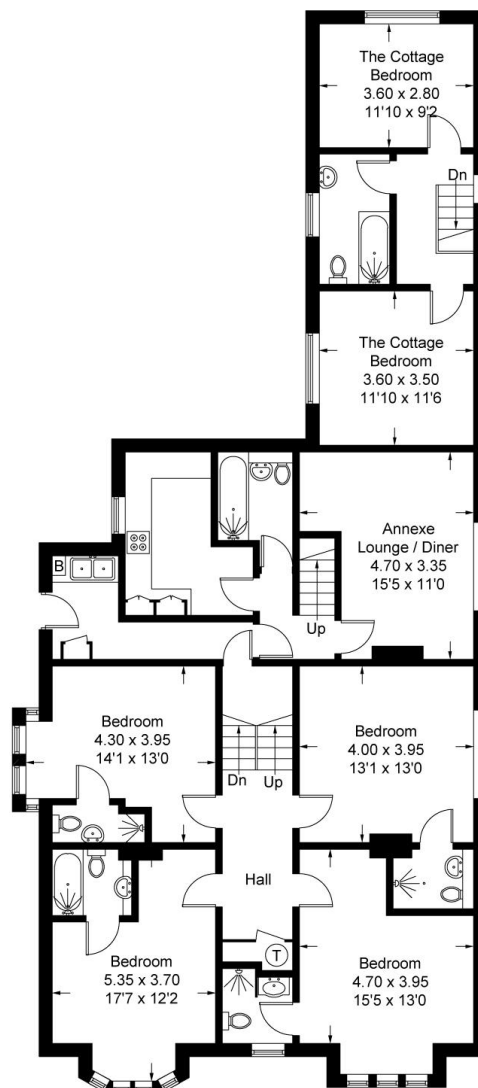
AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Photos taken when property was previously run as a B&B. Details prepared August 2016.

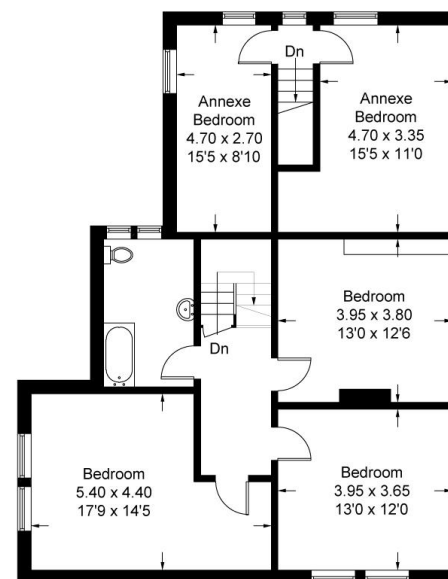
Approximate Gross Internal Area = 331.0 sq m / 3563 sq ft
 Cottage = 96.5 sq m / 1039 sq ft
 Total = 427.5 sq m / 4602 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID275921)

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