

CROSSWAYS

CROSSWAYS ROAD, EAST COWES, ISLE OF WIGHT, PO32 6LJ



COUNTRYHOMES
— by Hose Rhodes Dickson —

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Fishbourne 4.1 miles, Newport 4.5 miles, Ryde 6.5 miles, Cowes 9 miles, Yarmouth 14.1 miles (All distances approximate)

Located on the outskirts of the bustling harbour town of East Cowes, Crossways is a substantial Arts and Crafts house enjoying spacious accommodation and some beautiful character details. Originally constructed in 1896 as part of the Osborne Estate having been commissioned by Queen Victoria to house the head of the Osborne Naval college. This attractive detached home has 5 double bedrooms (3 en-suites) and 3 reception rooms, two of which open onto the gardens. The house was extended in 1906 to provide additional accommodation for Edward VIII when he and his brother George VI attended the Naval College. Two of the reception rooms lead out onto attractive planted gardens with covered verandah and patio area, leading to a large driveway. Adjacent to which is the former East Cowes ambulance station which has been arranged as 4 a one bedroom B&B units.

Crossways is currently run as a 3 bedroom B&B with 4 additional rooms in the former ambulance station, plus 2 bedroom owners accommodation within the main home. Subject to the necessary permissions Crossways would provide a large, spacious characterful family home with the potential for a B&B business or annexe accommodation.

Located on the outskirts of the harbour town of Cowes, with its numerous amenities, primary schools, shops and ferry onward to Southampton. Crossways needs to be viewed to appreciate the character that this property offers.

GROUND FLOOR

COVERED PORCH Leading to a wooden front door with glazing to:

PORCH Wooden half glazed door to:

ENTRANCE HALL Stairs rising to first floor with cupboard under. Herringbone wooden floor and beams to ceiling. Door to:

DRAWING ROOM Herringbone wooden floor. Bay window to side and window to front.

SITTING ROOM A great size room with Sussex farmhouse style fireplace and windows either side. Glazed bow window with door out to covered verandah and onward to the gardens. Further window to rear and door back into hallway.

DINING ROOM Box bay window overlooking the gardens. Door to covered verandah area. Herringbone wooden floor and beams to ceiling. Pretty tiled fireplace.

CLOAKROOM WC and hand basin. Window to front. Tiled floor.

A door from the main entrance hall leads into the kitchen area comprising;

PANTRY Attractive period fitted cupboards to one wall and further storage and work surface opposite. Window to front.

SCULLERY Quarry tiled floor. Work surface with sink. Space for dishwasher. Window to front.

KITCHEN Built-in units with work surfaces over. Range cooker with extractor over. Gas Aga to chimney breast. Space for central table and space for freestanding fridge freezer. Window to side. Door to:

UTILITY ROOM Fitted with wall and base units with work surfaces over incorporating stainless steel sink with mixer tap. Floor standing gas boiler providing central heating. Window and door to side with convenient access to the parking area, **OUTSIDE WC** and **OUTSIDE STORE** with space for additional freezer. Door through to:

LAUNDRY AREA Space and plumbing for washing machine with storage space above. Tiled floor. Window to front.

FIRST FLOOR

HALF LANDING with large window to front.

MASTER BEDROOM A large attractive room with bay window overlooking the gardens and fields beyond. Recessed area with two windows either side. Door to:

EN-SUITE SHOWER ROOM Window to rear. WC, hand basin and shower. Heated towel rail.

BEDROOM 2 A double room with bay window to side. Fitted wardrobes. Door to:

EN-SUITE BATHROOM Fitted with wc, bath with shower over and hand basin with mirror and shaver point. Window to front.

LINEN CUPBOARD Large walk in storage and laundry area with sink and access to the loft. Window to front.

BEDROOM 3 Double room. Window overlooking the rear gardens. Fitted storage. Door to:

EN-SUITE SHOWER ROOM Shower, wc, basin with mirror over and shaver point. Window to rear.

Door from landing to **INNER HALL** With access to two further bedrooms:

BEDROOM 4 A double room overlooking the rear gardens and fields beyond. Fitted wardrobes.

BEDROOM 5 Another double with fitted wardrobes and window to front.

BATHROOM A good size bathroom comprising bath with shower over and hand basin with mirror, lights and shaver point. Fitted cupboards. Window to front.

WC Separate wc with obscured glazed window to front.

THE LODGE

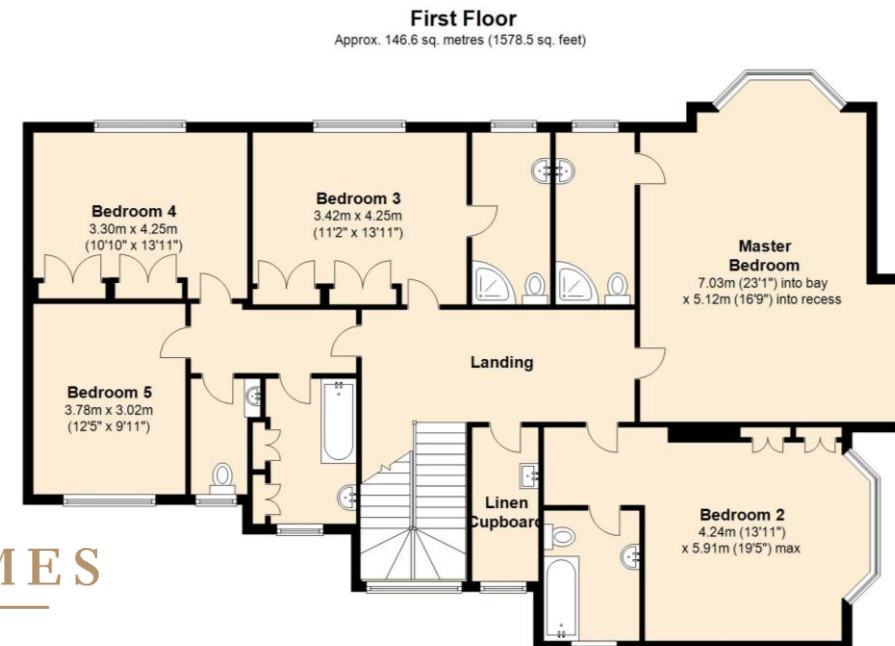
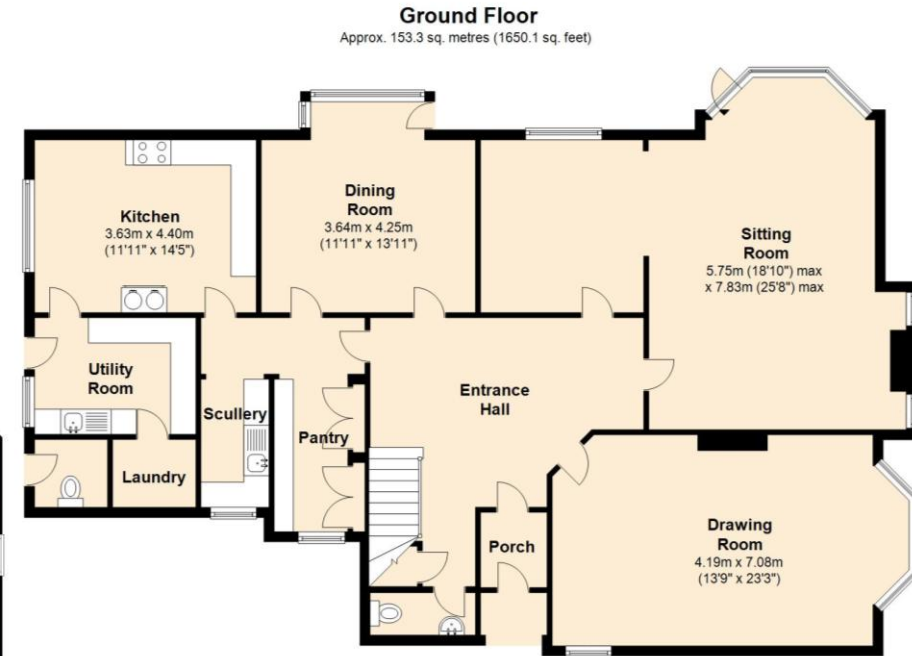
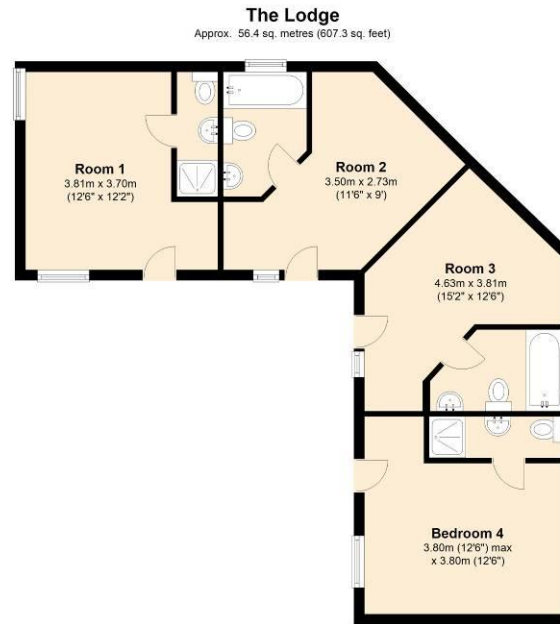
A detached unit formerly the East Cowes ambulance station but now comprising four ground floor letting rooms linked via a covered veranda. All four rooms are good doubles, two with en-suite shower rooms and two with en-suite bathrooms.

OUTSIDE

The gardens lie mainly to the south of the property with lawns and raised vegetable beds. The attractive covered veranda and various patio areas provide a perfect spot for relaxing and al fresco dining. Two ponds housing Koi carp. Dovecot. Substantial parking area with garage and garden shed.

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. Details and photographs prepared May 2017.



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The Estate Office, 138 High Street,
Newport, Isle Of Wight, PO30 1TY
Tel: 01983 538090

countryhomes@hrdiw.co.uk www.hrdcountryhomes.co.uk

