



6 Wordsworth Mansions 2 Whitecroft Park, Gatcombe, Isle of Wight,
Guide Price £325,000



Welcome to this fabulous converted Victorian apartment located in rural Gatcombe, Newport. This stunning property boasts a perfect blend of historical charm and modern convenience, making it a truly unique place to call home.

Two reception rooms, three bedrooms and two bath/shower rooms offer plenty of space with high ceilings and large windows typical of Victorian architecture. The era of the property adding character and a sense of grandeur to each room, making everyday living feel special. With two allocated parking spaces, extremely well maintained communal gardens complete with orchard.

A three bedroom ground floor apartment

A wonderful conversion, once part of a Victorian hospital into a spacious, airy and beautifully presented apartment. Along with a family bathroom there is an ensuite shower room, two reception rooms, plenty of storage cupboards, modern kitchen and a private patio area. This chain free property also has two parking spaces and fabulous pristine grounds that include a large orchard with rambling paths around and within.

Interior

6 Wordsworth Mansion

A delightful example of a Victorian building, this ground floor apartment is deceptively spacious with high ceilings and plenty of tall windows which allows light to flood into all the rooms of this very well presented home. The hallway leads off to the family bathroom, with bath and overhead shower, and onwards to a dining area with its double storage cupboards and gives access to all other rooms as well as to the private outside space. The large black gloss floor tiles flow through this area and on into the kitchen where they compliment the dark granite worksurface. This very well appointed room has many wooden wall and base units that include an integrated washing machine, dishwasher, 2 ovens, hob, microwave and fridge freezer. At the far end is a space, for a breakfast table, that has bay windows to the garden views.

The three bedrooms are all doubles with the principal having a dressing area, ensuite shower room and beautiful old French shutters at the windows. One of the other bedrooms is currently used as an office space and has double built in cupboards. The final room is a large sitting room, relaxing and spacious.



Exterior

Located in beautiful well tended grounds, this rural haven is a complex of former hospital accommodation and new build homes that have been sympathetically designed to blend with the original buildings. Peaceful and close to nature, there is a large orchard filled with apple and pear trees with pathways running through, fabulous for walks and enjoying the views of the surrounding countryside.

At the front of this particular apartment is a parking area with an allocated space and around the corner is another allotted space.

A bonus feature of this apartment is its own private patio, a wide paved secluded area perfect to sit and quietly watch the wildlife which include red squirrels.

Newport/Gatcombe

The Island's capital. With all the major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys hospital. Great road and bus route links to the rest of the Island with its almost central location.

Gatcombe is a rural village between Newport and Chale, in the middle of a farming community.

Further Information

Tenure: Leasehold, 113 years remaining

Annual ground rent: £250

Council tax band: D

EPC: D

Please note indoor cats only are allowed, cats must not be let outside.

Calor gas

Vaillant boiler

Lighting upgraded throughout the apartment 2024

Alarm system

Double glazed sash windows

Blinds supplied and fitted by Laura Ashley, included



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Ground Floor

Approx. 112.8 sq. metres (1213.7 sq. feet)



Total area: approx. 112.8 sq. metres (1213.7 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited
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