



35 Church Road, Gurnard, Cowes, PO31 8JP





A charming semi detached Victorian home, with two bedrooms, two bath/shower rooms, a conservatory and a long south facing garden. With off road parking and great views towards the sea, set in a sought after location, this property must be viewed.

### A two bedroom Victorian semi detached home

A lovely cottage with two reception rooms, two bath/shower rooms and a conservatory that looks out to the long rear garden. Off road parking at the front gives convenience in this sought after area, whether you're seeking a permanent residence, holiday home or investment opportunity, this property offers both character and functionality. Its prime location in Gurnard, coupled with its period features and modern upgrades, make it a desirable choice for those seeking a coastal lifestyle.

### Interior

A well maintained cottage, this period property has a timeless appeal with bay windows at the front, inviting natural light to flood inside.

### Ground Floor

There are two reception rooms on the ground floor as well as a kitchen, shower room, utility room and conservatory.

On entering the hallway, that has an understairs cupboard, to the right there is a cosy sitting room with a bay window and features a space for a log burner which creates a warm and inviting atmosphere, ideal for chilly evenings. To the left of the entrance hall is a lovely dining room that has ample space for a table to seat 6 and a feature fireplace. Moving through to the kitchen which has a good range of 'Shaker' style cupboards, with space for a dish washer and electric oven. A useful utility room leads off the kitchen with space for both a washing machine and tumble dryer, and a smartly appointed shower room is adjacent. The large conservatory has a tiled floor and is bright and light, includes a storage cupboard, and opens to a great entertaining area and long south facing garden.

### First Floor

Ascend the staircase to the first floor, where there is a large bathroom and two double bedrooms.

Both bedrooms are spacious with the larger bedroom boasting beautiful westerly sea views taking in the famous Gurnard sunsets or to watch the various sailing events that pass by year round.

The bathroom is light and includes not only a bath but a walk in shower cubicle, plus a useful storage cupboard.





### Exterior

A low maintenance block paved driveway at the front of the property has room for a large vehicle and continues around to the passageway giving access to the entrance door and onto the rear garden.

This long, well maintained outside space has been successfully purposed into different uses. The paved patio is adjacent to the house giving plenty of space to entertain or relax outside, through an arched pergola into a shingled area perfect for sitting and enjoying the 'cottage garden' planting. Beyond the lattice trellis is a lawn with 3 garden stores and raised flower/vegetable beds.

This peaceful garden is filled with mature plants and bushes and has a useful bonus of a path giving access to Hilton Road.

### Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton. The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

### Further Information

Tenure: Freehold

EPC: D

Council tax band: C

Gas central heating

Broadband: 500 mps

Mains electric, water and sewerage

Loft partially boarded with light and power



## 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.

**McCarthy  
&BOOKER**

01983 300 111

| [hello@mccarthyandbooker.co.uk](mailto:hello@mccarthyandbooker.co.uk)

| The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ



[mccarthyandbooker.co.uk](http://mccarthyandbooker.co.uk)

**Ground Floor**  
Approx. 69.7 sq. metres (750.3 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 112.7 sq. metres (1213.6 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 [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

35 Church Road, Cowes