

McCarthy  
& BOOKER



Sea Meadows, 35 Lower Church Road, Gurnard, Isle of Wight, PO31

**Guide Price £699,950**





\*\*\*ANOTHER PROPERTY SOLD FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

A four bedroom detached home with phenomenal views and an extensive garden. There's ample parking, large double garage and separate annex in the garden. Viewing is highly recommended!

#### A four bedroom detached home

with phenomenal views and an extensive garden including quirky rooms, lots of off road parking, an annexe and its own stone castle - child sized - in the grounds, with the location, size and potential of this property viewing is essential to appreciate it. Set in a quiet and peaceful location within Gurnard which is a pretty coastal village that 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 superb local primary school and High School. There is also a Health and Fitness Club 'Fitness at Gurnard' that offers an indoor pool, cafe, shop, gym and a fabulous array of countryside and coastal paths are all within easy walking distance.

#### Approaching the property

On initial sight of this substantial property you are reminded of a Mediterranean finca complete with whitewashed exterior walls, terracotta tiled roof and deep azure doors and woodwork. The light block paved driveway is the width of the house and has parking for several vehicles along with parking within the double garage with electric door.

Passing under the porch you are led into a small lobby area with useful hanging space for outdoor clothing and then through to the main building.

#### Ground floor

This is a fluid and flexible level of rooms. With two large double bedrooms incorporating built in wardrobes, with sliding doors, one currently is being utilised as an office with the great views over the garden. The dining room is bright and spacious and is to one side of the centrally situated kitchen. This colourful kitchen with sea green and cream base and wall units conceal the integral dishwasher and low level fridge with a gas range cooker between the cupboard spaces. The dark work surface horseshoes around the kitchen with a breakfast bar at the end. Continuing down the corridor you pass the large downstairs bathroom, with over bath shower, to the utility room. With a separate sink and space/plumbing for a washing machine, it also has doors to the front and rear of the property, as well as steps up to the internal door into the garage. Re-tracing your steps or leaving the rear door and walking around the outside terrace, you will find a large living room with gas fire and floor to ceiling windows with sliding doors. Off here is an internal lobby with the open tread stairway leading up to the first floor.





### First floor

The landing has a small low level door leading off to the loft space which snakes around one side of the roof and gives ample room for easy access storage. The two bedrooms on this floor are both double and have very different themes to them. One is an enchanting room with sloping ceilings, wooden beams and the most delightful triangular window at floor level from which you can see the wonderful views. The other has a similar fantastic view that can be gazed at from the raised bed. You are surrounded by masses of built in wardrobes, one with a concealed dressing table, all with panels and port holes and a secret door disguising the entrance into a large white ensuite complete with bath, wc, bidet and basin, and a further Within the wardrobes is also another door accessing the loft space.

### Rear garden

A vast garden with shady and secluded glades tucked around either side of the wide lawn. It sweeps down to the edge of Gurnard Marshes with fantastic views of the water beyond. With copious mature trees and bushes including an impressive willow tree, also peeking out of the foliage is a stone built medieval castle specifically built for children, hours of fun for young and old alike! Where the house sits, perched above all this flora and fauna, it spreads out to either side. A terracotta tiled terrace directly outside the main living area gives the most direct views and the warmth in the bright sunshine, rugged stone steps take you down to the lawn and beyond. Flowers and shrubs tumble down over terraced flower beds and a grape vine winds its way back up over a pergola perched on the top level. Move to either side of the property for more shady and tucked away relaxation areas. A larger, whitewashed hardstand area which could be used for entertaining and bbqs, hot tub or adapted for more outdoor seating is partly nestled under trees and gives a Mediterranean air. Raised vegetable beds and a greenhouse are another bonus in this diverse outdoor area.

### Garage and outside area

The double garage is accessed from the driveway through the electric garage door, the internal door in the utility room and from the double doors leading out to the rear of the property, where you can find a very useful concrete boat/car park area.

This large garage has room for several vehicles and it is also currently set up as a workshop and storage area. There is an inspection pit in the garage floor made accessible through a floor hatch.

The boiler is situated in the 'cellar' area beneath the house and accessed from steps running down from the drive to the garden at the side of the house, which also has a shed for more storage. This area is also a void under the house and gives more and more storage space.

A garage store and greenhouse are also included.

### Annexe

A detached single storey annexe with its own kitchenette and shower room. A pool with waterlilies and other aquatic plants runs alongside the building and fully working solar panels cover 2 sides of the roof.

### Other information

EPC: D

Council Tax Band: E

Solar panels on annexe owned outright

Gas central heating

Tenure: Freehold



## 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.

