



# Funchal

69 Madeira Road, Bonchurch, Isle of Wight PO38 1QZ



Tucked away in a secluded spot at the end of a private road, this characterful two-bedroom bungalow is set in a magnificent location surrounded by enchanting mature gardens and benefitting from a garage.

- Detached bungalow set in a stunning, tranquil location
- Private situation, surrounded by well-established gardens
- Regularly visited by an abundance of local wildlife
- Garage and potential to add further parking
- Benefits from the famous Ventnor microclimate
- Built in 1956 and on the market for the first time ever
- Idyllic, peaceful setting close to village amenities
- Generously proportioned rooms and a flowing layout
- Substantial loft space could provide further potential
- Packed with potential and offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally constructed in the 1950s from Island stone, and in single family ownership from new, this characterful home offers generously sized rooms and has an enormous amount of potential for a new owner to update and reconfigure to suit individual requirements. Set at the end of a private road within the Bonchurch Conservation Area, on a peninsula of elevated land surrounded by thriving mature planting, trees and woodland, the location is extremely private and secluded. The property also benefits from a garage, which was added in 1993, and the garden extends to the north into the woodland.

Situated in the peaceful coastal village of Bonchurch, one of the oldest settlements on the Isle of Wight, Funchal is surrounded by an abundance of local Victorian history and is conveniently located for magnificent coastal walks and numerous beaches, as well as the picturesque Bonchurch Village Pond. There are plenty of amenities within the nearby town of Ventnor, which has a fabulous range of boutique shops, fine eateries and supermarkets, and regular bus services that run through to both Newport and Ryde. Ventnor is renowned for its golden beach and bustling arts scene. Both Ventnor and Bonchurch benefit from the unique microclimate enjoyed on the south coast of the Isle of Wight, with St Boniface Down sheltering the area from cooling northerly winds, allowing flora and fauna to flourish.

The property has been nicely maintained, with updates being made throughout the life of the property, including new UPVC double glazing in 2005. The spacious accommodation comprises a welcoming entrance hall, large lounge/diner, kitchen, shower room, WC, and two double bedrooms.

### **Welcome to Funchal**

From popular Madeira Road, a private road climbs up past similar properties to the elevated position of Funchal. The road leads to the garage, and a pathway continues on through mature planting, thriving in the microclimate, and towards a broad storm porch which shelters the front door and features an outside light.

### **Entrance Hall**

*extending to 32'2" (extending to 9.81m)*

The entrance hall spans the width of the bungalow, and provides a spacious, welcoming first impression of this charming home. Large windows to the front aspect fill the space with natural light, which is enhanced with the neutral décor and carpet. A hatch provides access to a large loft, which could offer further potential, and doors lead to the lounge/diner, kitchen, WC, shower room and to both bedrooms. The entrance hall also has an electric storage heater and wall lighting.

### **Lounge/Diner**

*15'0" x 19'0" (max) (4.58m x 5.80m (max))*

Triple aspect glazing provides wonderful views over the wraparound gardens and to the trees beyond, and creates a light, bright ambience in this spacious reception room. French doors lead onto the front garden, and to one end an electric fire creates a focal point and is aligned with a redundant external chimney. There is plenty of room for a dining set and lounge furniture, with the space and scope to be configured to suit requirements. The lounge/diner is finished with neutral décor, pendant lighting, two electric storage heaters and a patterned carpet.

### **Kitchen**

*11'6" x 10'2" (3.51m x 3.11m)*

The well-presented kitchen is a great combination of floor and wall cabinets, finished in a cream shaker style and complemented by a wood-effect roll-edge worktop, country tile splashbacks and a luxury vinyl tile floor, presented in a natural timber finish. There is a stainless-steel sink and drainer with a swan neck mixer tap, set beneath a window which provides lovely garden views, plus there is a part glazed door providing access to the rear garden. The kitchen has space and plumbing for a dishwasher and washing machine, plus space for a fridge/freezer and an oven, with an integrated extractor hood above, and is finished with a pair of ceiling lights.



### **Bedroom One**

*19'6" max x 12'1" (5.96m max x 3.69m)*

The primary bedroom is generously proportioned, spanning the entire depth of the bungalow and offering twin aspect glazing which fills the room with light. French doors and windows are set in a box-bay and provide access to the front garden, and at the other end of the room a further window perfectly frames a garden view to the rear. Bedroom one is finished with pale walls, a neutral carpet, a pendant light and a storage heater.

### **Bedroom Two**

*11'8" x 11'0" (3.57m x 3.37m)*

The second bedroom is another spacious room, and benefits from a window to the rear garden, a pendant light, storage heater and is finished with neutral décor.

### **Shower Room**

Set up as a wet room, the shower room has fully tiled walls in a soft neutral scheme and a one-piece vinyl floor. A sleek glass screen separates the shower area, which is surrounded by useful grab-handles, and the wet room also features a pedestal basin and a heated chrome towel rail. There is a window to the rear aspect with patterned glass for privacy, plus an extractor fan and a low-level ceiling light.

### **WC**

Conveniently separate from the shower room, the cloakroom has a central light, a window with patterned glass for privacy and a low-level WC, and is finished in neutral décor with a luxury vinyl tile floor.

### **Outside**

The enchanting gardens wrap around the property, benefitting from the microclimate and the elevated position to create a wonderful, flourishing outside space which is extremely private and home to an abundance of wildlife. A pathway leads through the garden towards the house, alongside an ornamental pond surrounded by colourful planting and often visited by a family of ducks. The gardens continue, surrounded by beautiful, established trees which really enhance privacy, and provide a wonderful habitat for woodpeckers and red-squirrels, which can be frequently spotted from the house. The garden is a mix of lawns, pathways and borders, full of character and to the rear of the bungalow a shed has power and lighting, plus there is a block-built outside WC and store. A lawn outside the kitchen provides a perfect spot to hang washing, and is surrounded by mature palms, and the garden continues into the woodland, which slopes back down towards Madeira Road. A gate from the rear garden connects back to the single garage, which is adjoined to the neighbouring garage.

On the open market for the first time, Funchal presents an enviable opportunity to acquire a secluded bungalow, set in the most magical of coastal village locations and benefitting from a huge amount of potential. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

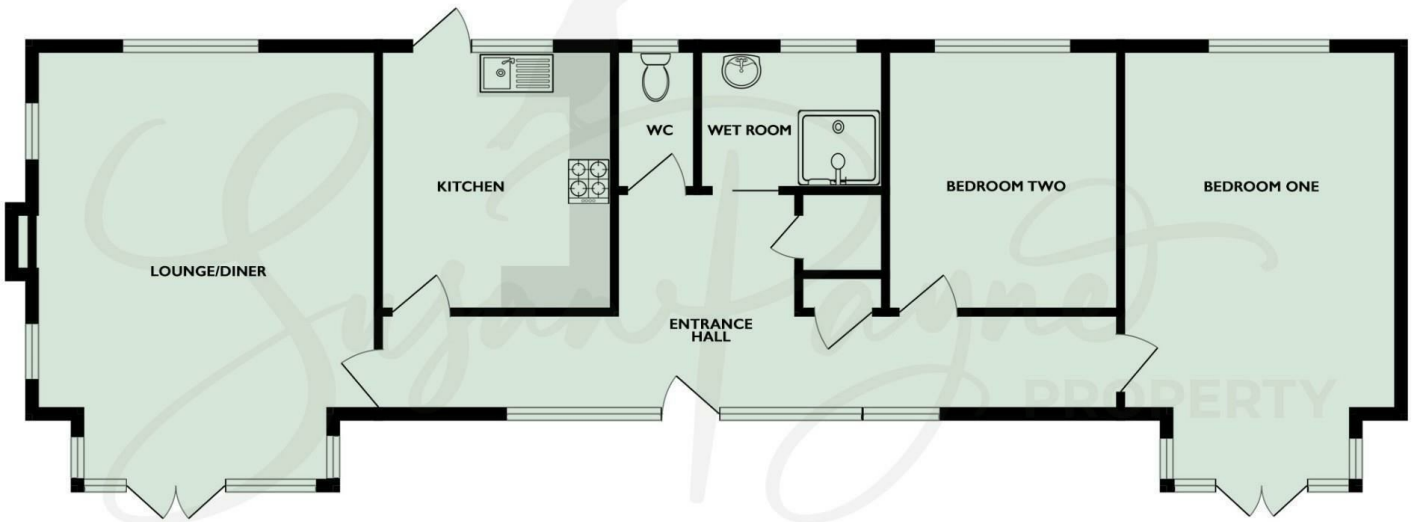
Services: Mains water, electricity and drainage.

Gas: The vendor has advised that a gas supply is connected to a neighbouring property further down the private lane, so could potentially be available for connection.

Please note that this property was underpinned in 1985





## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Agent Notes:

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