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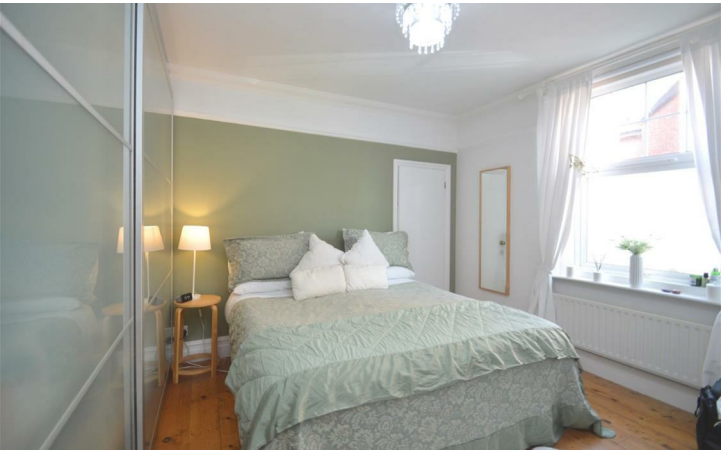
wright
estate agency



£725,000

The Granville Granville Road, Totland Bay, Isle of Wight, PO39 0AZ





Nestled in the charming area of Granville Road, Totland Bay, this impressive Victorian detached house offers a unique opportunity for those seeking a spacious and versatile home. With an expansive layout featuring six reception rooms and thirteen well-appointed bedrooms, this property is ideal for multi-generational living or as a former guest house, providing ample space for family and guests alike.

The property is currently configured to include eight bedrooms, a two bedroom annex and a two bedroom self-contained cottage, perfect if you are looking for a home with an income ! The property boasts eight bathrooms, ensuring convenience and comfort for all residents. Its generous off-road parking accommodates up to ten vehicles, making it perfect for larger families or those who enjoy entertaining. The sought-after location is just minutes from the beautiful beach, allowing for leisurely strolls along the coast and easy access to the stunning natural surroundings.



With its blend of historical charm and modern functionality, this Victorian house on Granville Road is a rare find in Totland Bay. It invites you to explore the possibilities of a lifestyle enriched by space, comfort, and the beauty of coastal living. Don't miss the chance to make this remarkable property your own.

Freshwater Bay is only 2 minutes away and there you will find walks to Tennyson and Afton Downs and a selection of cafes and tea rooms, the thatched church of St Agnes and the bay itself with its stunning pebble beach. A local shop is within walking distance and a Cafe which serves Barista made coffee, cakes and nibbles is also very close by. The main shopping area of Freshwater village is approx 1.4miles away, and from there you will find a number of facilities including a Sainsbury's local, Co-Op stores, library, hairdressers, doctors and health centre, pharmacy and dentists.



Entrance Hall	
Sitting Room	15'8" x 12'1"
Dining Area	18'2" x 12'3"
Lounge	13'4" x 12'11"
Bedroom 8	12'11" x 11'10"
En-Suite	
Cloakroom wc	
Kitchen	11'6" x 9'7"
Breakfast Area	11'10" x 10'9"
Study	
Utility Area	
Bedroom 1	17'0" x 11'11"
En-Suite	
Bedroom 2	16'4" x 15'5"
En-Suite	
Bedroom 3	12'5" x 10'7"
En-Suite	
Bedroom 4	12'10" x 11'8"
En-Suite	
Bedroom 5	17'3" x 14'5"
Bedroom 6	13'0" x 12'5"
Bedroom 7	12'11" x 12'5"
Bathroom	10'4" x 6'5"
Annexe Hall/ Utility Area	9'0" x 7'0"
Annexe Kitchen	12'2" x 7'4"
Annexe Lounge	15'4" x 10'5"
Annexe Bathroom	
Annexe Bedroom 1	14'6" x 10'11"
Annexe Bedroom 2	15'6" x 9'0"
Cottage Entrance	
Cottage Kitchen	11'4" x 7'10"
Cottage Dining Area	9'1" x 8'9"
Cottage Lounge	11'10" x 10'9"
Cottage Bedroom1	11'10" x 10'10"
Cottage Bedroom 2	11'10" x 9'2"
Cottage Bathroom	

Parking
The property has a gravelled driveway leading to the off road parking which can accommodate up to 10 cars.

Garden
The front garden has mature hedging, shrubs and decorative pathway leading to the impressive front door. There is also a lawned area and access to the side. The side garden is patio making it an ideal place to sit and enjoy the sunny weather. The large rear garden has a lawn area, mature shrubs, delapidated outbuilding with huge potential and ample seating areas.

Additional Information
Council Tax - Band G
Leasehold - 980 years remaining

Services
Unconfirmed gas, water, electric and drainage.

Agents notes
Our particulars are designed to give a fair description of the property, but if there is any point of



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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