

SPENCE WILLARD



Thorncroft, 72 Watergate Road, Newport, Isle of Wight

# *An attractive Victorian villa with a modern kitchen living extension with good gardens in a popular semi-rural, yet accessible location*

VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

[WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



Built in 1901 for a wealthy local business owner, this fine property was designed and built to make the most of its setting, with one elevation angled south-easterly to enjoy the stunning views of Blackwater Downs.

Purchased by the current owners in 2013, the property has been subject to extensive refurbishment and sensitive renovation including new electric, plumbing and heating systems, and many of the sash windows upgraded to double glazing by experts, Ventrolla. The roof was replaced in 2017, and a substantial single storey extension has been added to the full width of the rear of the property, housing a large kitchen living area opening on to the garden completed in 2019. The double garage has been recently rebuilt and with gas, electricity and water laid to the room beyond, provides potential for a variety of uses.

Thorncroft is a wonderful family home with high ceilings and good circulation spaces throughout, as well as a balance of reception rooms, making for both light and spacious accommodation. An array of period features have been retained including fireplaces, decorative coving, stained glass windows and staircase, whilst en-suite facilities, the kitchen living space and integrated Sonos home sound system throughout have been added to suit modern living.

The property occupies a particularly convenient location, not only for the amenities of nearby Newport, but easy access to all parts of the Island, as well as mainland ferry links and onward connections. Close to the countryside, there are many good country walks accessible directly from the property, as well as the Red Squirrel trail popular with cyclists and runners, trailing through the countryside from Cowes to Sandown.



## ACCOMMODATION

### GROUND FLOOR

**PORTICO** With original floor tiles and a pair of solid wooden doors opening to an **ENCLOSED PORCH** where the floor tiles continue, with space for coats and shoes. An attractive, wide front door with original stained glass inset and panels to either side opens to:

**ENTRANCE HALL** A spacious entrance with wooden flooring and elegant period staircase with solid wood handrail rising to first floor. Large understairs storage cupboard housing home alarm system.

**SITTING ROOM** With an original sash bay window, this is a beautifully light room with an outlook over the enclosed front garden. With wooden flooring and large fireplace with timber surround housing log burning stove.

**DINING ROOM** Unique in design, with a south east facing elevation to capture the most of the glorious views to the Blackwater Downs, this spacious room benefits from original coving and picture rail, solid oak flooring, as well as an open fireplace with tiled hearth.

**PLAYROOM** A further reception room currently utilised as a playroom with fireplace (not open) and a pair of original full height glazed doors to the open-plan living area.

**STUDY** A good-sized study with large window and cupboard housing Vaillant gas fired boiler and hot water cylinder. Original servants bell box remains in situ above the door.

From the hallway an original, beautiful stained glass panelled door opens to the:

**OPEN-PLAN KITCHEN LIVING ROOM** This impressive kitchen living area makes for a stunning family room and entertaining space. With engineered oak flooring laid throughout and flooded with natural light from the many windows, glazed doors and large roof lantern.

The kitchen is fitted with extensive full height units and a large peninsular with further storage cupboards and a breakfast bar with lighting above. Integral appliances include, Bosch single oven, microwave, full height fridge and coffee machine, AEG fridge freezer and dishwasher. Space for range cooker. There is ample workspace with a separate breakfast area, all with granite worksurfaces and an inset ceramic sink and drainer. To the southern end of the room is the living area, with space with table and seating area, fitted with a Flavel log burner on a tiled hearth with windows to either side. With bi-fold doors extending the full width of the living area to the terrace. The room has integrated speakers connected to a Sonos system and ambient lighting with the ability to be controlled by a smart home device.





**CLOAKROOM** With WC and wash hand basin.

**UTILITY ROOM** Fitted with matching wall and base units to the kitchen, with ceramic sink and drainer, and granite worksurfaces. Space and plumbing for washing machine and dryer. Undercabinet lighting. Tiled flooring. Door to:

**BOOT ROOM** This recently enclosed passageway with rooflight and external doors to both the front and rear of the property, serves as an ideal space for storing boots and wet clothes. There are also internal doors to the double garage and secondary kitchen.

**SECONDARY KITCHEN** Currently utilised as a further kitchen space, with electricity, gas and water laid on. With a triple aspect and outlook to the garden, this space could lend itself to a variety of further uses such as a workspace or self-contained annexe, subject to the necessary permissions.

**FIRST FLOOR**

**LANDING** A split-level landing with attractive stained glass window overlooking the rear garden. Hatch access to loft space that is partially boarded, with loft ladder.

**FAMILY BATHROOM** A dual aspect room with views to the rear garden, with large walk-in shower with rainfall head and separate shower attachment, large bath with mixer tap and shower attachment, double vanity unit with storage below and large mirror above. WC and heated towel rail.

**BEDROOM 4** A double bedroom with distant country views.

**BEDROOM 3** A beautifully light and spacious double bedroom with picture rail and ornate fireplace (not open).

**BEDROOM 2** A south-east facing double bedroom making the most of the views to the Downs through the large bay window. Ornate fireplace with tiled hearth and decorative timber surround.

**SHOWER ROOM EN-SUITE** Shower cubicle and wash basin set on vanity unit providing storage below.

**BEDROOM 5/DRESSING ROOM** A single room that could serve as a dressing room. Views to the front garden.

**BEDROOM 1** A large bedroom with sash bay window overlooking the front of the property and with panoramic views. Open fireplace with ornate tiled hearth and with timber surround.

**SHOWER ROOM EN-SUITE** Large shower, wash basin on vanity unit with storage below, WC and heated towel rail. Electric underfloor heating.



## OUTSIDE

The property is set back from the road and approached by a driveway with shrub lined borders retained by sleepers and with lighting, opening to a gravel parking and turning area adjacent to a **DOUBLE GARAGE** with power and lighting, Electric Vehicle Charging Point.

The front of the garden is enclosed by close board fencing where there is a large area of lawn set down from the driveway, with original stone steps.

There is access around either side of the property to the rear garden, where there is a large, terraced lawn including a children's wooden play area. The garden is bordered by attractive planting and benefits from a **WOOD STORE**, irrigation system and electricity for lighting in the borders and use in both the **STORE** and **GARDEN SHED**. There are many fruit trees across the garden including cooking and eating apple trees, quince, medlar, damson, cherry, plum, nectarine and walnut. and extending from the kitchen living area is a spacious paved terrace, with an **OUTDOOR KITCHEN** including a fridge, brick barbecue and granite worksurface with space for pizza oven.

In all the property extends to approximately 0.70 acres, backing on to farmland and enjoys stunning panoramic country views, particularly from the upper part of the garden.

**POST CODE** PO30 1XP

**TENURE** Freehold

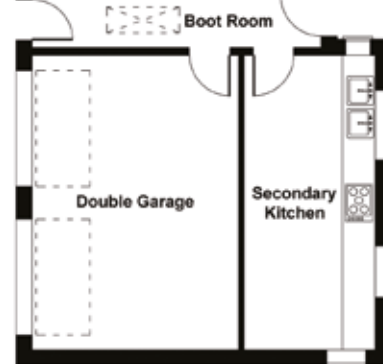
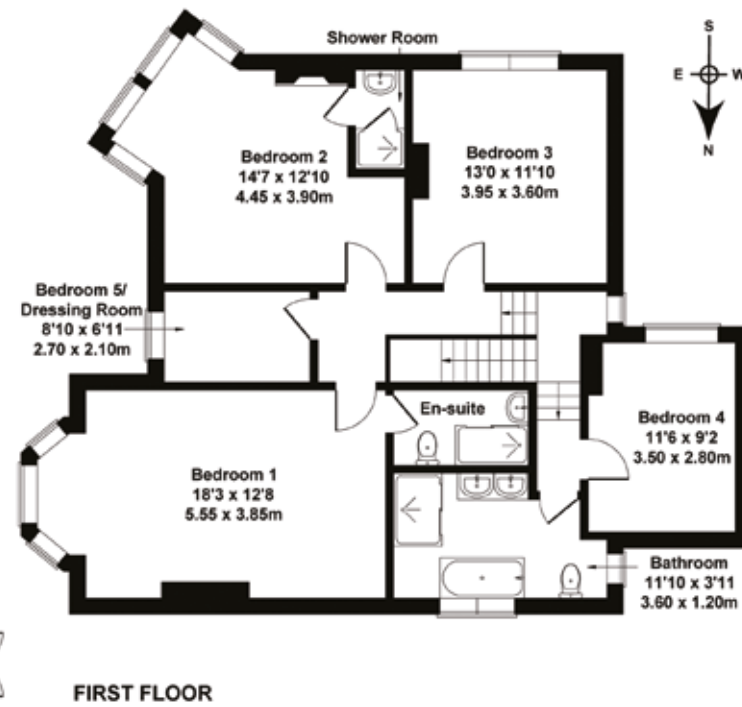
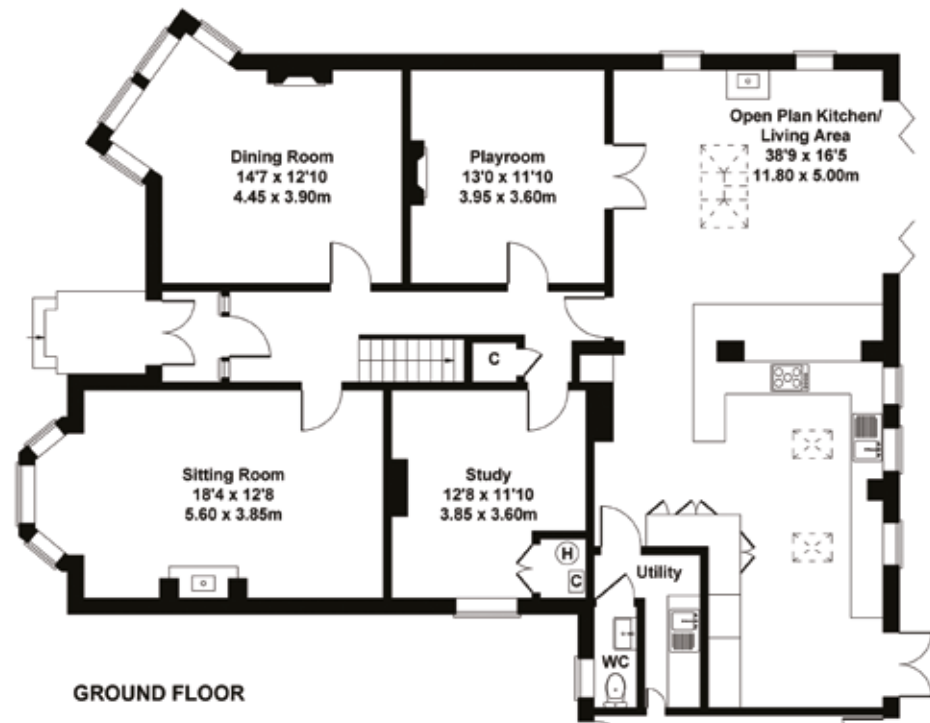
**COUNCIL TAX** Band G

**EPC Rating** C

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating.

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





**Thorncroft, 72 Watergate Road**  
 Approximate Gross Internal Area  
 3100 sq ft - 288 sq m

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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