

SPENCE WILLARD



36 Lower Church Road, Gurnard, Isle of Wight

## *A great opportunity to acquire a well-located property with westerly sea views, parking and a garden operated as a successful holiday let and with development potential*

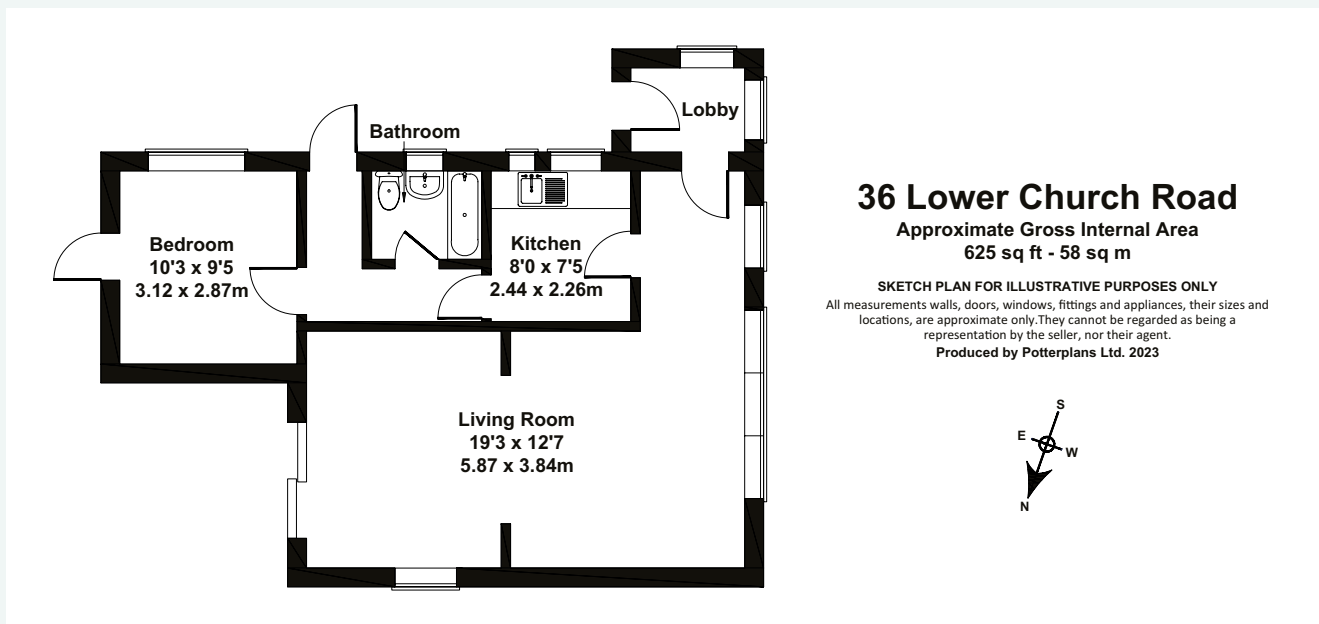
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The property occupies an excellent position approximately 200m from the beach (as the crow flies) within the western fringe of this popular coastal village with westerly views that incorporate The Solent and sun sets. Gurnard is a popular local village with a thriving sailing club, local shops, cafe and two pubs. The beach is around a 250m walk from the property and the coastal path is easily accessed. Nearby Cowes, internationally renowned for its sailing, provides a wider range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward train connections to London.

The existing basic cabin is timber framed and has evolved over the years with a flat roof. There is principally UPVC double glazing and the property has had a new kitchen and bathroom refurbished and decoration throughout resulting in a popular holiday let (producing an income of around £14,000 between April and October 2023). The majority of the furniture and contents could be acquired by negotiation.

The property is unlikely to be mortgageable and therefore we are seeking cash purchasers only.

The plot averages around 38 ft wide by a depth of around 150 ft, (11.5m x 45.5m). A recent planning application for a 2-storey replacement dwelling was refused on account of the proposed dwelling coming into conflict with a protected Monterey Pine Tree but no appeal has been made and there remains potential to re-apply with a modified layout.



### ACCOMMODATION

**LIVING ROOM** A spacious triple aspect room from which there are views to The Solent as well as sliding doors to the rear elevation to a terrace with the garden beyond. Built-in cupboards.

**KITCHEN** Partially fitted with base units and worksurface, stainless steel sink with mixer tap and drainer. Gas-fired boiler and built-in cupboards.

**BATHROOM** Bath, wash basin, WC and heated towel rail.

**REAR LOBBY** Door to garden.

**BEDROOM** Southerly aspect with door to the garden. Built-in cupboard.

### OUTSIDE

To the front of the property is a parking area with an adjacent small basic garage. The rear garden is a principally lawned garden enclosed by mature hedging and shrubs. There is a small timber garden store

just to the rear of the house, with a larger timber summer house elevated to the far end of the garden with a large window overlooking the garden and with views towards the Western Solent, served by power but in need of repair.

**PLANNING** Planning application reference 23/00941/FUL was submitted for a 2-storey house and was declined on 18th September 2023 on account of proximity to a Monterey Pine tree.

**SERVICES** Mains water, electricity, drainage and gas.

**EPC** Rating E

**TENURE** Freehold

**COUNCIL TAX** Band B

**POSTCODE** PO31 8JG

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

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