



Crossways House
Crossways Road | East Cowes | Isle of Wight | PO32 6LJ

FINE & COUNTRY





Step inside

Crossways House

This beautiful property dates back to the early 1900's and is currently utilised as a popular bed and breakfast establishment. There are two separate properties one of which is the lodge house which comprises of four en-suite bedrooms with their own private entrance doors, as well as the character main house which has three further rental rooms with their own en-suite facilities, and a further two rooms with an en-suite bathroom used as the owners accommodation on the first floor.

The ground floor accommodation within the main house boasts a wealth of attractive character features, to include attractive parquet flooring and exposed beams. The main lounge bar leads off of the large welcoming entrance hall, and is a lovely room with a large bay window and an attractive fireplace to offer guests a comfortable place in which to relax in the evenings.

The spacious guest dining area, overlooks and has an access door to the pretty gardens at the rear of the property and offers ample space for all of the guests to dine.

Concluding the ground floor is a large study / office, used privately by the owners, a separate cloakroom, commercial kitchen, still room, utility room, and further store rooms.

The gardens that surround the home are beautiful and have been attractively planted and provide various lovely seating areas, including a large patio area to the side, a perfect place to enjoy the summer sunshine. There is also a pretty timber pergola which is a great feature to the space.

The house has a large parking area to accommodate all of its guests, as well as a detached timber garage used privately for the owners.

The business is established and has a wealth of repeat customers, perfectly located for wonderful tourist attractions such as Osborne house, and the sailing mecca of West Cowes positioned on the other side of the river. The main building itself was thought to have been built for the administrator of the sea cadets at Osborne house, being within convenient distance and no expense was spared in the build of the then home.

For all buyers seeking a great business opportunity on the island which is already established, this could be exactly what you are searching for.







Travel Information

4.3 mile from Fishbourne to Portsmouth Ferry Terminal
1.1 miles from East Cowes to Southampton Ferry Terminal
6.6 miles from Ryde High Speed Catamaran & Hover Travel
Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Ryde Golf Club, Binstead	5.5 miles
Medina Leisure Centre, Newport	3.5 miles
Royal Victoria Yacht Club, Fishbourne	4.4 mile
Lakeside Hotel & Spa, Wootton	3.4 miles

Healthcare

Doctors Surgeries	
East Cowes Medical Centre, East Cowes	01983 284333
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
Medina Healthcare, Wootton	01983 811431
Ryde Health & Wellbeing Centre, Ryde	01983 618444

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport (01983 822099)	4.8 miles

Education

Primary Schools
Springhill Pre School, East Cowes
Queensgate Foundation Primary School, East Cowes
Holy Cross Primary School, East Cowes
Wootton Primary School, Wootton
Greenmount Primary School, Ryde
Haylands Primary School, Ryde
St. Mary's Catholic Primary School, Ryde

Secondary Schools/Colleges
Carisbrooke College, Newport
Christ The King Upper College
Medina College
Ryde Academy, Ryde
Ryde School with Upper Chine School, Ryde
Island VI Form Campus, Newport
Isle of Wight College

Assisted Learning Schools
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
Clatterford Tuition Centre, Newport
Thompson House Tuition Centre, Newport

01983 299500
01983 292872
01983 292885
01983 882505
01983 562165
01983 563372
01983 562000

01983 524651
01983 537 070
01983 861 222
01983 567331
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 524 680
01983 539 967

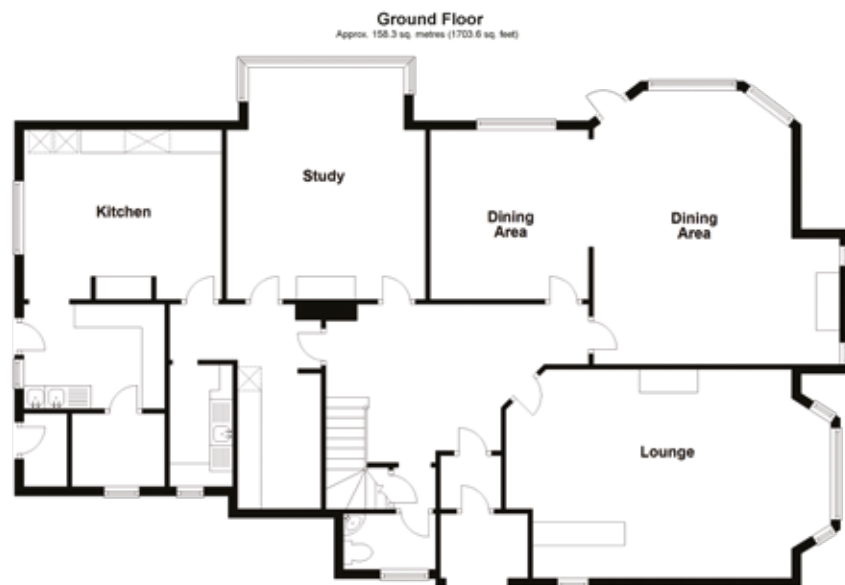
Entertainment

Restaurants / Bars
Albert Cottage, East Cowes
Prego, East Cowes
Folly, Whippingham
The Sloop Inn, Wootton
The Woodmans Arms, Wootton
The Lakeside Hotel, Wootton
Cibo, Wootton

These bars and restaurants are available within a 10-minute drive of this home

Local Attractions / Landmarks

Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend
Osborne House - East Cowes
Carisbrooke Castle – Carisbrooke
Monkey Haven – Newport
Butterfly World – Newport
Amazon World Zoo - Newchurch



GROUND FLOOR

Entrance Hall	
Lounge / Bar	22'3" x 13'8"
Dining Area	22'6" x 13'9" plus
10'9" x 10'9"	
Cloakroom	
Still Room	9'9" x 4'5"
Kitchen	20'4" x 18'6"
Utility Room	9'9" x 7'3"
Laundry Room	6'5" x 5'5"
Office	17'8" x 14'4"

FIRST FLOOR

Landing	
Room 1:	
Bedroom 1	14' x 12'5"
En-Suite	9'9" x 5'8"
Bedroom 2	12'5" x 9'9"
Separate Toilet	8'4" x 3'1"
Room 2:	
Bedroom	23'1" x 14'10"
En-Suite	

Room 3:	
Bedroom	14' x 12'
En-Suite	10'2" x 5'1"
Room 4:	
Bedroom	16'1" x 12'8"
En-Suite	9' x 4'8"

LODGE HOUSE

Bedroom 1	11'9" x 8'8"
En-Suite	8'1" x 3'
Bedroom 2	14'3" x 9'
En-Suite	6' x 5'6"
Bedroom 3	17'6" x 11'8"
En-Suite	6'5" x 5'5"
Bedroom 4	11'8" x 8'7"
En-Suite	8'1" x 3'1"

OUTSIDE

Front, Side & Rear Gardens
Parking Area
Timber Garage



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