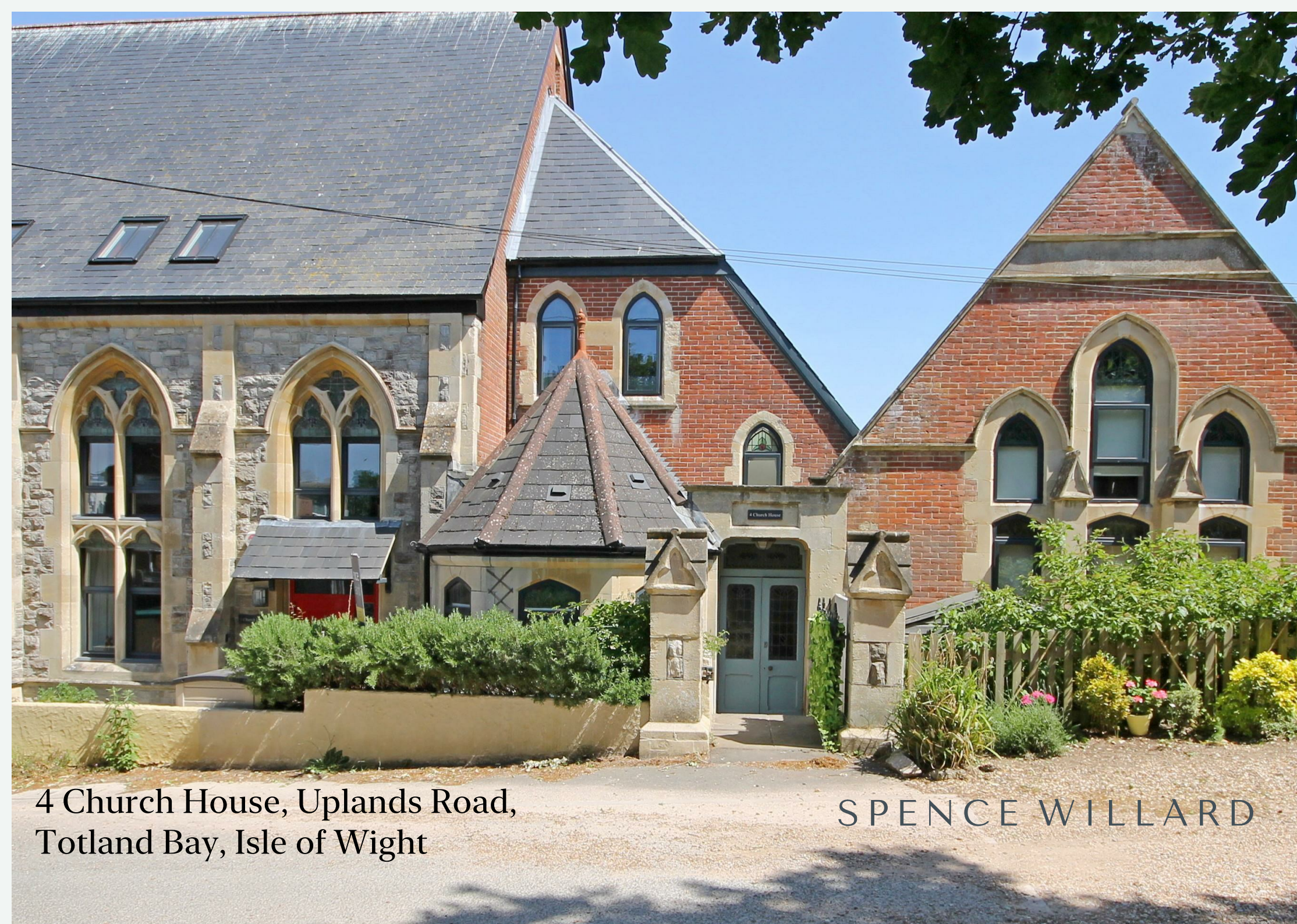




4 Church House, Uplands Road,
Totland Bay, Isle of Wight

SPENCE WILLARD

An exquisite example of a three bedroomed town house within this converted church offering modern open plan living, conveniently located between the villages of Totland Bay and Freshwater.

VIEWING

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This beautifully presented former part of an Edwardian church has been tastefully converted into a very special property to create a spacious individual town house whilst still retaining many of the original character features. To name but a few, these include, exposed beams within a vaulted ceiling in the living room, stained glass windows, ornate wood panel ceilings and turned balustrade on the staircase. The marriage of the modern double glazed windows and stylish fitments blend tastefully throughout. The property is arranged over three floors with the large well appointed family bathroom featuring both a freestanding bath and a separate shower cubicle to the first floor, together with one double bedroom incorporating a charming dressing area. The second floor houses two further double bedrooms, both with fabulous vaulted original wood paneled ceilings. On the ground floor, an extensive open plan living area is fitted with a modern kitchen including integrated appliances. A grand recess provides a rather special dining area with large ceiling lantern flooding the area with natural light. The entrance lobby and hallway are a particular feature to the property with its wonderfully crafted original joinery to the staircase, doors and framework including the attractive stained glass insets to the panels to the double entrance doors. Outside there is a sheltered paved terrace with space for a table and chairs to enjoy the afternoon sun.

LOCATION

The house is within easy reach of the Villages facilities as well as walking distance of the beaches in Totland and Colwell Bay, with popular seafront restaurants. Within a ten minute drive is the harbour town of Yarmouth with its excellent sailing facilities, range of pubs and eateries and the mainland ferry terminal, making this property ideally suited as either a permanent or second home.

ENTRANCE

Entered through the double wooden doors with stained glass windows with ample space for coats and shoes. Further original, glazed wooden doors lead to a wide and welcoming hallway with stairs off.

CLOAKROOM

A charming room with stained glass window and access to understairs storage. Fitted with pedestal wash basin, WC and chrome towel ladder.



OPEN PLAN LIVING ROOM

48'4" x 9'5" plus dining alcove

The main living area is set to the front with a deep bay window which also enjoys a vaulted ceiling with exposed beams. A charming dining alcove sits neatly to one side of the kitchen area. The kitchen is well fitted with a wealth of wall and floor standing cupboards and drawers with ample work surface over incorporating a 1½ bowl stainless steel sink. Integrated appliances include a double electric oven with gas hob and extractor over, under counter fridge and freezer, dishwasher and washing machine.

FIRST FLOOR

The landing with gallery style wooden balustrade and attractive wood panelling is bathed in light from the roof light window above.

MASTER BEDROOM

10'7" x 9'5"

A double bedroom with built in cupboard and opening through to the dressing area 1.78m x 1.66m (5'10" x 5'5").

BATHROOM

10'4" x 9'8"

A generous bathroom fitted with a freestanding double ended bath with floorstanding side taps, walk-in shower enclosure, vanity cupboard with wash basin, back to wall WC and chrome towel ladder.

SECOND FLOOR

BEDROOM 2

10'6" x 9'4"

A double room with ornate vaulted ceiling from the original church.

BEDROOM 3

10'5" x 9'5"

Another double bedroom featuring the original church's ornate vaulted ceiling.

OUTSIDE

To the front of the property is a lovely paved patio terrace which is well screened with natural hedging and is ideal for 'Al Fresco dining or taking advantage of the afternoon sun.

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

Freehold

POSTCODE

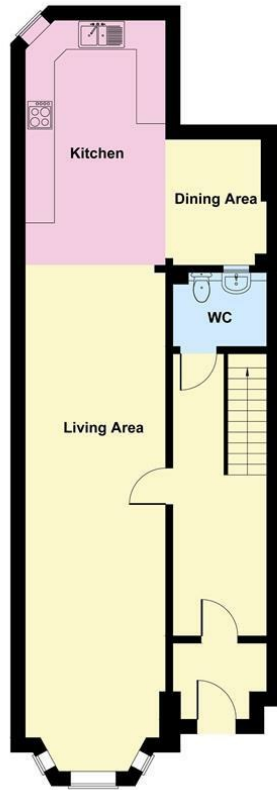
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VIEWINGS

Strictly by prior appointment with the selling agents, Spence Willard.



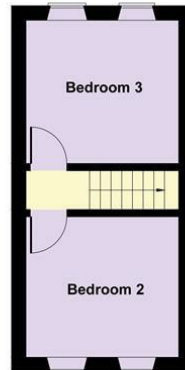
4 Church House Approximate Gross Internal Area 1324 sq ft - 123 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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