

SPENCE WILLARD



1 Upper Hornhill, Rew Street, Gurnard, Isle of Wight

Beautifully crafted timber-framed lodge with a large meticulously maintained garden and summerhouse

VIEWING

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1 Upper Hornhill

Nestled in the heart of Gurnard's tranquil countryside, this beautifully crafted timber-framed lodge offers a rare retreat for those seeking peace and privacy. The heart of the home is an expansive, light-filled open-plan living area, perfectly configured for entertaining with a dedicated dining space for six. French doors transition seamlessly to a private, enclosed patio. Kitchen with ample storage facilities and room for built in appliances. Good size shower room.

The exterior is a true showstopper. The southwest-facing gardens have been meticulously maintained, featuring a large, decked area and a substantial summerhouse that serves as a perfect garden room or home studio.

The property is heated via electric points, though a gas connection is available on-site. Due to the construction type, this is a cash-purchase-only opportunity. All furnishings are available by negotiation, offering a truly "move-in ready" solution.

Gurnard is a popular local village with a thriving sailing club, local shops, café and two pubs. The beach is around 250 m walk 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.

ACCOMMODATION ENTRANCE HALLWAY

Leading through to the main living space, bedroom, and shower room. Hard flooring throughout main living areas.

KITCHEN

Modern style kitchen with ample floor and wall mounted storage units. Beautiful views out over the garden. Free standing oven and two ring hob with extractor hood overhead, space for fridge/freezer. Work surface with 1½ sink and drainer. Small breakfast bar.

SITTING ROOM/DINER

Spacious, triple aspect reception room, ample room for visiting friends and family, comprises dining area for six and spacious living area with views out onto the garden. Patio doors leading to a small, enclosed patio area. Built in dresser with storage and display shelves. Additional storage cupboard.

BEDROOM

Good size double bedroom with built in wall to wall wardrobes with storage shelves.

SHOWER ROOM

Spacious fully tiled shower cubicle with electric shower, wash basin with mirrored wall cabinet above, heated towel rail and WC.

UTILITY Room

Good size utility room with space for washing machine, dryer and additional freezer. Work surface above. Large storage cupboard and seating bench with additional storage. Ample room for hats, boots and coats.

GARDEN

Beautifully maintained fully enclosed southwest facing garden. Predominantly laid to lawn with mature hedging and trees. Potting and storage area within garden.

SUMMERHOUSE

Spacious dual aspect summer house with large, decked area to the front. The summer house comprises of an open plan living space with raised seating area and room for "pull out" bed. The summer house has room to extend to create additional facilities if required.

WORKSHOP

Large workshop/shed with power and lighting.

GARDEN SHED

Timber storage shed.

The property benefits from two off road parking spaces, gravelled driveway with access through to garden.

TENURE

Freehold

POST CODE

PO31 8NT

COUNCIL TAX

Band A

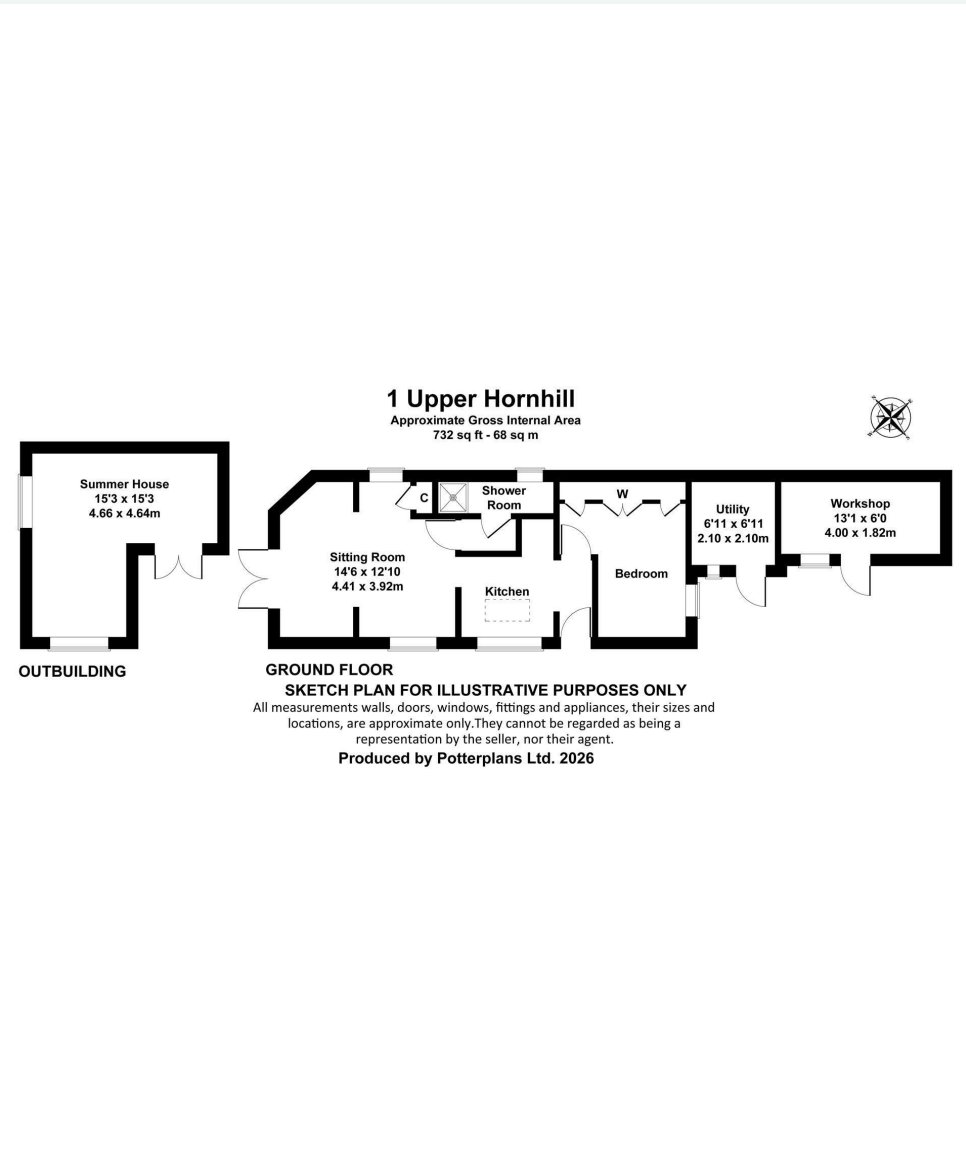
SERVICES

Mains electricity and water. Gas connection is available. Shared private drainage system for sewage only, operated via septic tank. Share of payment typically £28 per annum. Heating via electric radiators.

VIEWINGS

Strictly by appointment with the sole selling agent, Spence Willard.





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