

SPENCE WILLARD



Norton Lodge, Granville Road, Totland Bay, Isle of Wight

# *A spacious detached Victorian 5-7 bedroom character home situated within easy reach of the beach and Turf Walk in Totland Bay.*

VIEWING

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The property offers excellent family sized accommodation with great versatility to accommodate multi-generational living. There are five double bedrooms (one en suite) and four reception rooms, together with a good sized kitchen, utility room, ground floor shower room and a large family bathroom to the first floor. In addition there is a separate studio cottage to the rear which could provide additional annexe accommodation or a useful income if required. The property features a number of original character including the majority of the interior doors and the staircase as well as original decorative finial details to the roof. Other features include a gas central heating system and double glazed windows. Outside there are good gardens to the front, side and rear together with ample off road parking for several cars.

#### **LOCATION**

Totland village centre has a range of local shops which are within a few hundred yards, together with the Turf Walk along the road and access down to the beach and promenade where one can enjoy the fabulous sunsets that Totland Bay is renowned for or visit 'The Waterfront' public house. The popular and well regarded coastal restaurant, 'The Hut' is also located less than a mile away in Colwell Bay as well as the shops, services and amenities in Freshwater village. The historic harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal, is within a ten minute drive.

#### **ENTRANCE PORCH**

Opening through to:

#### **ENTRANCE HALL**

A welcoming entrance hall with original staircase leading off.

#### **BEDROOM 8/ SITTING ROOM**

5.20m max into bay x 3.95m (17'0" max into bay x 12'11")

A generous room with bay window to the front and a fireplace with a fitted gas fire.

#### **LIVING ROOM/BEDROOM 7**

3.65m x 3.65m (11'11" x 11'11")

Another good reception room with French doors to the front leading out to the veranda.

#### **STUDY/BEDROOM 6**

3.10m max x 3.65m (10'2" max x 11'11")

Another good reception room with an outlook to the side.

**SHOWER ROOM**

With suite comprising shower cubicle, wash basin and WC. Extractor fan.

**DINING ROOM**

3.95m x 3.80m max (12'11" x 12'5" max)

With an outlook to the side and double doors leading through to the kitchen.

**KITCHEN**

3.95m x 4.25m (12'11" x 13'11")

Well fitted with a range of cupboards, drawers and work surfaces incorporating an inset sink, plumbing for a dishwasher and original chimney recess with space for a range cooker with gas cooker point.

**UTILITY ROOM**

3.25m max x 2.35m (10'7" max x 7'8")

A useful space fitted with sink unit and space/plumbing below for a washing machine. There is a built-in shelved airing cupboard with hot water tank and a boiler room off housing the gas central heating boiler.

**FIRST FLOOR LANDING**

A spacious landing with original decorative glazed light panel to the loft space.

**BEDROOM 1**

4.00m x 5.15m max into bay (13'1" x 16'10" max into bay)

Double glazed bay window to front. Two radiators, picture rail, and original decorative fireplace with tiled insets.

**BEDROOM 2**

3.65m max x 3.65m (11'11" max x 11'11")

Double glazed window to front. Radiator, original decorative fireplace, picture rail and door to:

**EN SUITE SHOWER ROOM**

Fitted with a white suite comprising tiled and screened shower cubicle with electric shower unit, pedestal wash basin and low level WC. Part tiled walls, radiator and double glazed window to front.

**BEDROOM 3**

4.00m x 3.85m (13'1" x 12'7")

Double glazed windows to side and rear. Picture rail, original decorative fireplace, radiator, and pedestal wash basin.

**BEDROOM 4**

3.90m x 3.80m max (12'9" x 12'5" max)

Double glazed window to side. Radiator, pedestal wash basin, picture rail and original decorative fireplace.

**BEDROOM 5**

3.10m max x 3.65m (10'2" max x 11'11")

Double glazed window to rear. Radiator, picture rail and pedestal wash basin.

**BATHROOM**

3.00m x 3.30m (9'10" x 10'9")

A spacious family bathroom with white comprising 'claw and ball foot' freestanding bath with side mounted taps, large walk-in shower cubicle, wash basin and WC.

**SEPARATE WC**



#### **GAMES ROOM/POSSIBLE ANNEXE**

5.00m max x 6.40m max (16'4" max x 20'11" max)

An L-shaped room with former kitchen area, and large living space. Windows to both sides. Internal door to former shower room with shower cubicle, WC and wash hand basin.

#### **OUTSIDE**

The property has good sized gardens to the front, both sides and the rear, which are mainly laid to lawn and stocked with a range of plants and shrubs. The front garden is enclosed by walling and hedging with a pathway to the front entrance porch and veranda, access both sides to the rear garden and a driveway providing off road parking for several cars. The rear garden is mainly enclosed by hedging and walling.

#### **COUNCIL TAX BAND**

F

#### **EPC RATING**

D

#### **TENURE**

Leasehold - Remainder of a 999 year lease less 10 days from 25 March 1877  
Ground Rent - £14 per annum

#### **POSTCODE**

PO39 0AZ

#### **VIEWING**

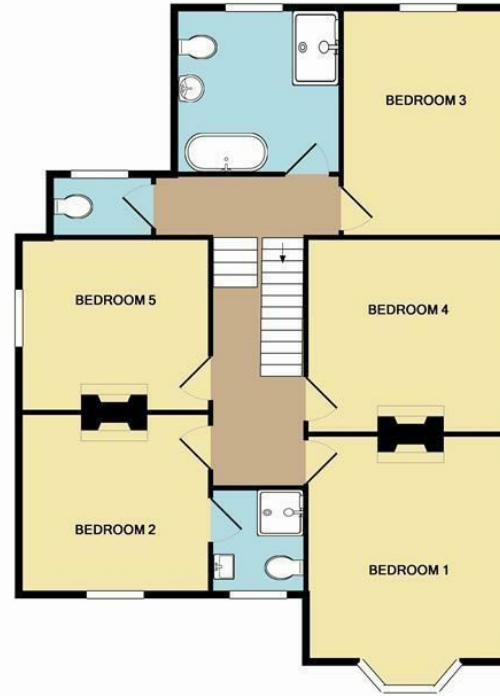
Strictly by appointment with the selling agent, Spence Willard.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1512 SQ.FT.  
(140.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1114 SQ.FT.  
(103.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2627 SQ.FT. (244.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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