

SPENCE WILLARD



14 Worsley Road, Gurnard, Isle of Wight



# *A surprisingly spacious family home situated within the heart of this sought after coastal village*

VIEWING:

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Benefitting from a recent substantial extension and general modernisation, the property has been transformed into an exceptionally well organised family home. The block paved driveway comfortably accommodates 2 large vehicles, while the attractive rear lawned garden features a converted shipping container at its far end, offering overflow accommodation or a potential Airbnb. A smaller container provides secure storage. The house has spacious, light-filled rooms and retains original features whilst also having modern comforts for contemporary family living.

The ground floor includes a superb open-plan Kitchen/ Dining room with bi-fold doors opening onto the garden complemented by an adjacent snug. There is a delightful separate sitting room and study, together with a useful utility room and shower room. On the first floor, the spacious landing provides a further study area, whilst three generously proportioned double bedrooms include a principal bedroom with its own dressing area and private shower room. A well-appointed separate family bathroom serves the remaining bedrooms. There is existing planning consent for an attic conversion incorporating a large dormer window to create a fourth bedroom plus storage room, with potential for this to be adapted to a fifth bedroom subject to the necessary consents.

Situated within the heart of this popular coastal village on tree lined Worsley Road, the property enjoys excellent proximity to village shops, café, church and local pub all within close reach. The popular sailing club, beachside village green and a further pub are also only a short walk away. The nearby internationally renowned sailing mecca of Cowes provides a wider range of shops and restaurants, as well as a frequent passenger ferry service to Southampton.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE HALL** A spacious entrance to the house, staircase with hardwood handrail leading to first floor with understairs alcove.

**STUDY** A versatile space currently used for storage of coats, shoes and a music room.



**SHOWER ROOM** Large shower, wash basin, WC.

**KITCHEN/ LIVING ROOM** A superb open-plan living space combining a modern kitchen overlooking the rear garden along with adjacent dining and seating areas. The kitchen comprises an extensive range of built-in cupboards with integral appliances including double ovens, 5 ring halogen hob with extractor over and space for a fridge and dishwasher. Ceramic twin bowl sink, Quartz work surfaces and an outlook over the rear garden. Adjacent is a generous dining area flooded with natural light via two large remote-controlled skylights and bi-fold doors open onto the garden. A wide opening leads to a snug with seating area, ideal for family living.

**UTILITY ROOM** Built-in cupboards, space for washing machine and dryer, work surface, sink unit.

#### FIRST FLOOR

**LANDING** Hatch access to roof space and space for a desk.

**BEDROOM 1** A spacious double bedroom with original ornate fireplace, westerly country views and coastal glimpses. **DRESSING AREA** providing space for wardrobes.

**SHOWER ROOM EN-SUITE** Shower, wash basin set on an oak surface with drawers and shelving beneath, WC and heated towel rail.

**BEDROOM 2** A double bedroom with a verdant outlook.

**FAMILY BATHROOM** Fitted with a modern suite comprising a roll top bath with mixer tap and separate shower over, wash basin with cupboard beneath, WC and heated towel rail. **AIRING CUPBOARD** With slatted shelving and housing gas fired boiler.

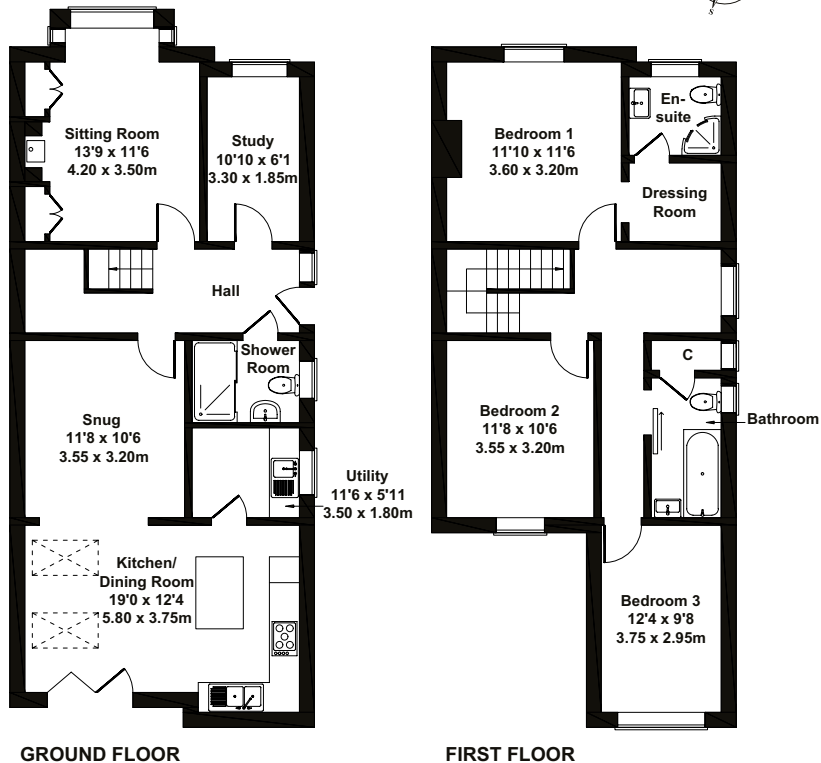
**BEDROOM 3** A double bedroom with a wide window providing an outlook over the rear garden and beyond.





## 14, Worsley Road Cowes, PO31 8JN

Approximate Gross Internal Area  
1399 sq ft - 130 sq m



### 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.

Produced by Potterplans Ltd. 2024



### OUTSIDE

To the front of the property is a generous block paved driveway providing parking for at least 2 large cars. A paved path extends past the front door to the side of the house and into the rear garden where it connects with the Kitchen/ Dining room. Beyond, there is a level lawned garden with wooden fencing to either side, an array of climbing flowering plants which forms an attractive setting. Along one side, wooden sleepers enclose a raised border with lavender and array of other flowering plants. At the far end of the garden are two wooden clad containers one of which provides a useful and secure **STORE ROOM**, and the second larger **CONVERTED CONTAINER** with double glazed windows and insulation provides overflow accommodation including a **BUNK ROOM** with hanging space and shelving, a **SHOWER ROOM** with WC, wash basin, shower and a **LIVING ROOM** with a pull-down double bed (with table) and a kitchenette with sink unit and space for fridge with wooden work surface and built-in cupboards.

**PLANNING** Consent reference 20/01500/HOU was granted in November 2020 for the extension that has been built but also allowed conversion of the loft with the addition of a large dormer window to create a 4th bedroom as well as a store room, (with potential to alter this to a 5th bedroom subject to the necessary consents). Plans are available on the Isle of Wight planning portal or from the agents.

**SERVICES** Mains water, electricity and gas. Gas fired central heating.

**TENURE** Freehold

**EPC Rating** C

**COUNCIL TAX** Band C

**POSTCODE** PO31 8JN

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

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