



48 Lower Church Road
Gurnard | Cowes | Isle of Wight | PO31 8JG

 FINE & COUNTRY

SELLER INSIGHT

“ Our home on the Island has been so much more than just a second property for us - it has been our sanctuary, our reset button and a place filled with wonderful memories. The house works in every season - light-filled and full of energy in the summer and a cosy peaceful retreat in the cooler months.

There is something about crossing the Solent - the air seems fresher, the skies wider and life instantly calmer. Whether it's walks along the coast, lunches in welcoming local restaurants or taking in the magnificent sunsets, every visit feels like a proper escape.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP INSIDE

48 Lower Church Road

An exceptional contemporary coastal home positioned just a stone's throw from the beach, this beautifully finished property offers high quality accommodation with captivating views across the Western Solent. Situated in the highly desirable village of Gurnard, close to excellent local amenities including the popular sailing club, a coffee shop, convenience store and two pubs, one enjoying superb sea views. The westerly outlook takes in both the Solent and the surrounding countryside, while nearby Cowes provides an extensive range of boutique shops, restaurants, world renowned sailing facilities and the high speed Red Jet service to Southampton with onward connections to London.

Built around 2011 and extensively refurbished in 2020, the house has been completed to an exacting standard with high quality fittings throughout. Designed to maximise natural light and the stunning coastal views, it features powder coated aluminium double glazing, underfloor heating, plantation shutters to all first floor rooms, and newly fitted kitchen and bathroom suites. Arranged over two floors, the accommodation is complemented by a double garage, ample parking, multiple outdoor seating terraces and a versatile detached studio. The property is available as a turnkey solution by negotiation.

A glazed front door opens into a spacious entrance hall with panelled detailing, coats cupboard and staircase to the first floor. The recently installed kitchen flows into a generous living and dining area, with wide bi fold doors to the rear terrace and roof lights that create a bright, versatile space. The kitchen is superbly appointed with an extensive range of cabinetry, a central island with breakfast bar, ceramic sink with Quooker tap and a full suite of Miele appliances including double ovens, ceramic hob, fridge freezer, dishwasher and wine fridge. On the ground floor, a particularly spacious double bedroom enjoys sliding glazed doors to the terrace and wonderful Solent views, served by a beautifully finished en suite shower room with marble topped vanity unit. A further double bedroom also benefits from Solent views and built in wardrobes, along with its own en suite shower room. A well equipped utility room provides an ideal space after returning from the beach, fitted with cupboards, worktops, sink and plumbing for laundry appliances, and giving access to a cloakroom with WC and wash basin.

The first floor opens onto a generous landing leading into a stunning sitting room with vaulted ceiling and a glazed apex framing panoramic views of the Solent and countryside. Bi fold doors open onto a covered west facing balcony, perfectly positioned to enjoy sunsets throughout the year. The principal bedroom also features a vaulted ceiling and expansive glazing capturing the sea and rural views, along with built in wardrobes and a stylish en suite shower room. Two further double bedrooms overlook the rear garden, one with built in wardrobes, and are served by a bright and spacious family bathroom with marble tiled walls and floor, bath with shower over and a vanity unit.

Outside, a block paved driveway provides parking for three cars alongside the double garage. Wide illuminated steps with stainless steel handrail lead up to a large decked terrace at the front of the house, enclosed by a well stocked planter and offering a private vantage point for enjoying Solent views. A gated side path leads to the rear garden, arranged as a series of low maintenance paved terraces and raised borders that create a variety of sunny seating areas throughout the day. At the upper level, the perfect spot to enjoy the superb sea views, there is a detached studio with glazed doors opening onto its own terrace provides excellent additional accommodation or a superb home office or gym, complete with built in storage, seating area with sofa bed and a shower room with WC.







Travel Information

1.6 miles from West Cowes to Southampton Red Jet Terminal
 9 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal
 9.5 miles from East Cowes to Southampton Vehicle Ferry Terminal
 12.3 miles from Yarmouth to Lymington Vehicle Ferry Terminal

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

| | |
|-----------------------------------|-----------|
| Gurnard Sailing Club, Gurnard | 0.6 miles |
| Cowes Golf Club, Cowes | 1.2 miles |
| Cowes Yacht Haven, Cowes | 1.7 miles |
| Cowes Sports Football Club, Cowes | 1 mile |
| The Phoenix Centre, Gurnard Pines | 0.6 miles |

Healthcare

| | |
|--|--------------|
| Doctors Surgeries | |
| Cowes Medical Centre, Cowes | 01983 295251 |
| Lantern Clinic - Private GP & Functional Medicine, Cowes | 01983 685667 |
| East Cowes Medical Centre, East Cowes | 01983 284333 |

| | |
|---|-----------------------------|
| General Hospitals | |
| St Mary's Hospital, Parkhurst Road, Newport | 3.5 miles (01983 822099) |

Education

Primary Schools
 Lanesend Primary School, Cowes 01983 293233
 Cowes Primary School, Cowes 01983 293261
 Gurnard Primary School, Gurnard 01983 295713
 Queensgate Foundation Primary School, Cowes 01983 292872
 Holy Cross Primary School, Cowes 01983 292885
 Priory School of Lady Walsingham, East Cowes 01983 861222

Secondary Schools/Colleges

| | |
|---|---------------|
| Cowes Enterprise College, Cowes | 01983 203103 |
| Carisbrooke College, Newport | 01983 524651 |
| Christ The King Upper College, Newport | 01983 537 070 |
| Medina College, Newport | 01983 861222 |
| Ryde School with Upper Chine School, Ryde | 01983 562229 |
| The Island VI Form Campus, Newport | 01983 522886 |
| Isle of Wight College, Newport | 01982 526631 |

Learning Assisted Schools:

| | |
|--------------------------------------|---------------|
| Medina House, School Lane, Newport | 01983 522 917 |
| St. Georges, Watergate Road, Newport | 01983 524 634 |
| St. Catherine's, Grove Road, Ventnor | 01983 852722 |

Entertainment

Restaurants / Bars
 Gurnard Press Bistro - Gurnard
 Portland Inn - Gurnard
 The Coast Bar & Dining Room - Cowes
 Harbour Kitchen - Cowes
 The Globe - Cowes
 The Heron - Cowes
 Smoking Lobster - Cowes
 Tonino's Italian Restaurant - Cowes
 The Woodvale - Gurnard

These bars and restaurants are available within a 2-mile radius of this home

Local Attractions / Landmarks

Osborne House - East Cowes
 Cowes Maritime Museum - Cowes
 Northwood House & Park - Northwood
 Tapnell Farm - Yarmouth
 Fort Victoria Country Park - Norton
 Yarmouth Castle - Yarmouth
 The Needles Landmark Attraction - Alum Bay
 Carisbrooke Castle - Carisbrooke
 Monkey Haven, Primate Rescue Centre - Newport

LOWER GROUND FLOOR

Double Garage 29'11 x 19'4

GROUND FLOOR

Hallway
 Bedroom 2 15'1 x 11'10
 En-Suite Shower Room
 Bedroom 3 11'10 x 10'2
 En-Suite Shower Room
 Utility Room 10'2 x 6'7
 Cloakroom
 Kitchen / Dining Area 23'7 x 21'4

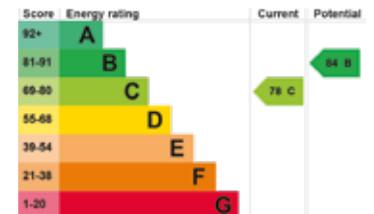
FIRST FLOOR

Landing
 Sitting Room 15'7 x 14'2
 Balcony
 Bedroom 1 14'2 x 11'9
 En-Suite Shower Room
 Bedroom 4 12'4 x 8'11
 Bedroom 5 12'2 x 8'11
 Family Bathroom

OUTSIDE

Front Terrace
 Driveway Parking
 Rear Garden
 Outbuilding / Garden Room 10'10 x 10'8

Council Tax Band: D
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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