3 Woodvale House Woodvale Road, Gurnard, Cowes, PO31 8EB

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McCarthy & BOOKER

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Guide Price

*** NEW PRICE*** An impressive three storey home stretching over 2892.8 sqft and located in the glorious village of Gurnard. This property is filled with a wealth of period features and has 4/5 bedrooms, two bath/shower rooms, front garden with views out to the Solent, sunny south facing garden with garage and additional parking.

An imposing historic home over 3 storeys

With elevated views out over the Solent, this period property is located in a quiet private road just a short stroll from Gurnard seafront and sailing club. This spacious home is formed of the central part of Woodvale House, a 'gentleman's residence' built for Captain Farrington in the 1830s. Generous proportions throughout with four bedrooms, a study/office/dressing room, sitting room and a splendid dining hall. This charming and impressive home has a wealth of period features and sensitive modern touches. Along with a southerly aspect rear garden, garage and additional parking spaces this home definitely takes the eye.

Interior

Original features include high ceilings with geometric period coving, deep skirting and solid oak parquet flooring running through both the hall and sitting room and give a sense of grandeur, warmth and elegance. The staircases lead up two floors with modern velux windows which flood the interior with natural light. As you explore this home there really are surprises around each corner and in every room.

Ground Floor:
There is instant heritage charm the moment you walk through the impressive original entrance doors into the dining hall which leads through the house with doors to the sitting room, kitchen and utility room. Stairs to first floor.

The generous sitting room has a deep bay window with original stained glass that opens on to the decked area at the front of the house, and a period style fireplace with a raised stone hearth and multi-fuel burner.

The utility room has space and plumbing for a washing machine and dryer, a large storage cupboard, Belfast sink and drainer and WC.

At the far end of the hall is a bright and airy kitchen breakfast room with a stone mullion window facing the rear garden. Light painted wood wall and base units with integral dishwasher, double oven, five ring gas hob and a Brita filter tap over the large sink are finished off with a light quartz worksurface. There is a wonderful feature inset woodburner with slate hearth below. Door to rear garden.

First Floor:
Each of the three well-proportioned bedrooms on this floor has its own personality and individual benefits.

The principal bedroom has far reaching views across the Solent. This sizable double bedroom has two large built-in timber wardrobes, with further built-in shelving. The ensuite shower room has additional storage shelves, walk in shower, basin, WC and natural light from a velux window.

The second double bedroom has a stone mullion window along one wall, stripped floorboards and a feature fireplace, giving a warm historic appeal.

A third double bedroom has a lantern window streaming light in, and a further door leads to a wonderful versatile room with wide sea views and could be used as a dressing room, study or another bedroom/nursery.

The modern family bathroom is a generous size with a tiled floor and an airing cupboard housing the gas boiler and immersion heater. There is a freestanding bathtub, as well as a walk-in shower, a vanity unit with basin and WC.

Second Floor:
Two attic rooms are reached from separate staircases.

From the landing, a door leads upstairs to a long versatile room at the front of the house where Velux windows give fantastic sea views across towards the Beaulieu river. It is currently utilised as additional bedroom/playroom.

At the other end of the landing an open tread staircase leads to a generously sized store room at the rear of the house. It is fully boarded, with power and light, and offers potential for extra living space.

Exterior

The drought resistant front garden has been landscaped in an attractive Mediterranean style with pebbles, grasses and pavers that wind towards the wide entrance door. A modern decked area with a glass balustrade is set in front of the doors to the sitting room giving an elevated view out to the Solent. A lovely space to catch the famous Gurnard sunset. Parking space beyond.

At the rear is a further parking space, adjacent to a garage with power and light. There is a large paved patio and a path leading between the house and garage with lawns and mature plants.

Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.
The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance

Further Information

Tenure: Freehold
Council tax band: F
EPC: C
Mains gas, electric, water and sewerage

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Wightfibre, Fibre to house
Gas central heating
Linked heat/smoke alarms

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Total area: approx. 268.7 sq. metres (2892.8 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk