

The Old Bakehouse Worsley Road, Gurnard, Isle of Wight, PO31 8JN

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McCarthy & BOOKER

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Guide Price

The Old Bakehouse has been renovated inside and out to a high standard and retains masses of character. Located in the coveted seaside village of Gurnard, close to All Saints Church, shops and only a short walk to Gurnard Green. This is an excellent opportunity to purchase a home that oozes cottagey character but has the excellent benefit of practically every part of it being refurbished. Chain Free.

Completely Renovated Cottage

The Old Bakehouse is a charming period, detached cottage nestled in a secluded location in the seaside village of Gurnard. The cottage has been renovated completely-inside and out to a high standard still retaining much character. With accommodation set over two floors, it has a large kitchen/dining room, ground floor bedroom or extra reception room, utility, smart bathroom and sitting room on the ground floor, and two double bedrooms with shower room on the first floor. The cottage is light and airy with a wrap around garden of good size, views across the countryside, and private parking for 3 vehicles. Located in the coveted seaside village of Gurnard, this is an excellent opportunity to purchase a home that has the excellent benefit of practically every part of it being refurbished. Chain Free.

Interior

Ground Floor:

A new stable door with porch opens to an inviting brand new kitchen/dining room fitted with timeless 'Shaker' units with integral dishwasher and duel fuel range cooker. Double aspect, with window to the front and 'French' doors to a sunny terrace, this room is filled with light that streams through from both sides, setting the scene for the rest of the house,- cosy, welcoming and full of character.

The rear lobby is set up as a utility space with plumbing ready for a washing machine, space for a tumble dryer, work top and cupboard units. This leads to a smart newly fitted bathroom to one side which also houses the new Vaillant combination boiler. A door gives access to a path that wraps around the cottage.

A separate sitting room is a delightful relaxing area with both a window and 'French' doors to a sunny terrace and affording views across the garden and beyond.

Additionally there is a further room on the ground floor, that could be used as a snug, large home office, hobby room or a generous bedroom with easy access to the downstairs bathroom, also with French doors to a terrace and garden.

First Floor:

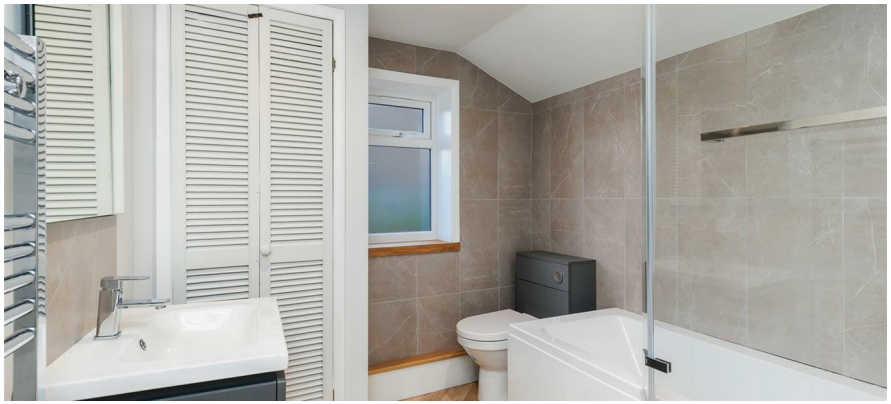
The staircase leads to a bright landing serving two characterful double bedrooms set into the eaves, rebuilt attractive dormer windows that look over neighbouring countryside. Options for wardrobe space and access to loft space.
A shower room with elegant suite completes the upstairs rooms.











Exterior

The secluded garden is irregular in shape adding to it's charm with brand new fences to all sides, new turfed lawn, new hedging and a row of magnolia trees. There are two terraces to enjoy, both offer privacy and the opportunity to enjoy also the setting and the exterior of the cottage which has had the same care and attention to detail as the interior.

A super bonus to this home is that there are two access points, both via gravelled driveways, one to a five bar gate and allowing secure parking for 2 vehicles, and the other via a shared new private tree lined drive off Tuttons Hill, giving three parking spaces altogether.

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 village hall, 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

Works Carried out includes:
Replumbed throughout including a new New Vaillant Gas Combination Boiler
Complete rewire/lighting with new consumer unit
New natural slate roof covering including the majority of new rafters and dormer windows
New double glazed windows and doors throughout
Original stone wall repointed

New bathrooms and kitchen/utility space
New facias, soffits, gutters and downpipes
New external Hardiplank cladding to some walls
New carpets and floorcoverings

EPC: D
Council Tax Band: C
WIFI- Ducted ready for Wightfibre/BT
Utilities include, mains gas, electric sewerage, water





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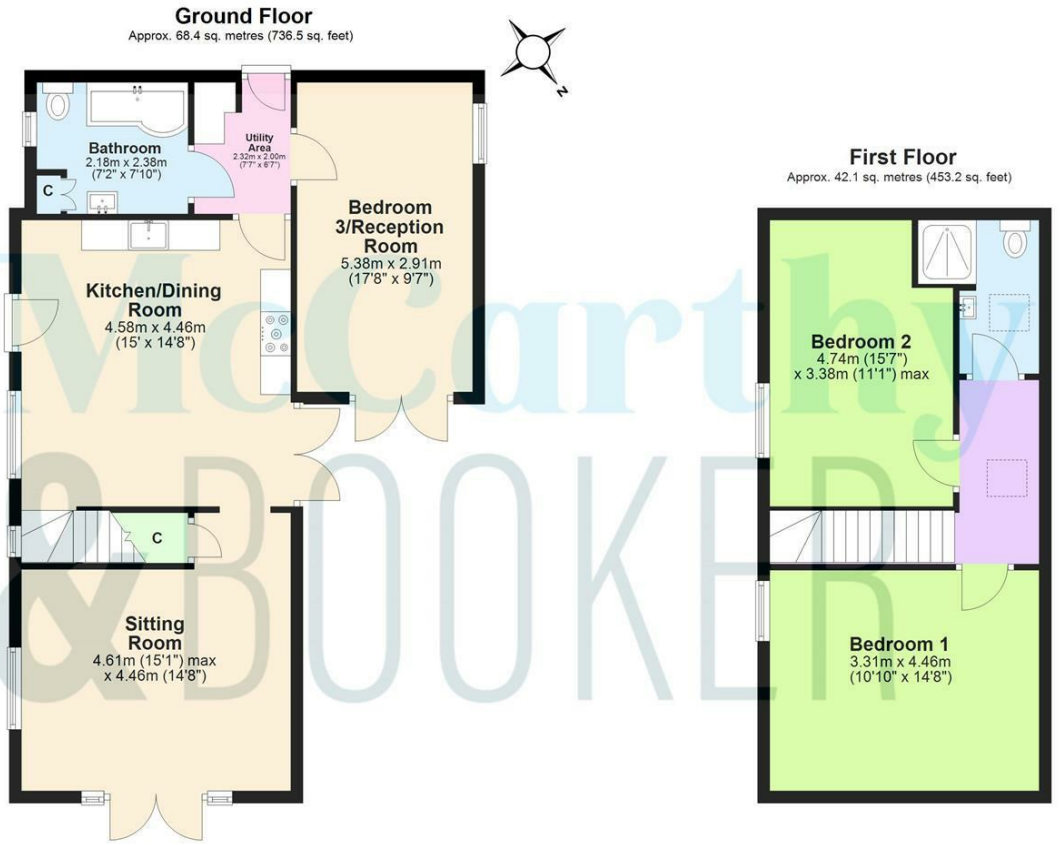
Viewing

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. 110.5 sq. metres (1189.7 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.
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