28 Church Road, Gurnard, Isle of Wight, PO31 8JP

Guide Price £297,500

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McCarthy & BOOKER

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ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
A characterful cottage on one level with two bedrooms, cosy sitting room and shower room. Outside space includes space for two vehicles, a workshop, garden room ideal for overflow accommodation and a garden that gives views out towards the sea and Gurnard sunsets. CHAIN FREE and must be viewed to appreciate all this property has to offer.

A pretty characterful cottage with two bedrooms

Located in desirable Gurnard, this delightful cosy cottage is extremely appealing with its warmth and charm. Along with two bedrooms, kitchen and utility, shower room and separate WC, there are garden rooms and parking. Don't miss this amazing opportunity to make this your permanent or holiday home - which is CHAIN FREE!

Interior

A single storey home which is eclectically designed and is beautifully showcased to give a homely feel. It has many features throughout with high ceilings, exposed brick work, panelling and original doors.
Entering through a stable door into the kitchen that has wooden base units and a two ring induction hob within the wooden worksurface, this area has a utility area to one side with space and plumbing for a washing machine.
Separating the kitchen from the living area is a sliding 'barn style' wooden door, this cosy room has floorboards and further exposed brickwood, Charnwood logburner and a dining area divided by open frames.
Continuing through the property is a corridor leading to the shower room that contains an airing cupboard housing the boiler. The single bedroom has a built in cupboard and a fixed ladder that gives access to the loft space.
The main entrance door is off the hallway which also contains a convenient seperate wc. The principal bedroom is a good sized double with period feature fireplace, shuttered window and built in cupboards.

Exterior

This property is nestled within a secluded plot with parking for two vehicles at the front of the property. There is a workshop and garden chalet which is currently used as additional sleeping accommodation with a convenient wc and basin. Adjacent to this is a secure garden store, very useful for bikes and outside equipment. The garden itself is sheltered and private with a vegetable bed and a raised seating area that gives views to the sea and an ideal place to enjoy the famous Gurnard sunsets. A perfect outside space for rest and relaxation.

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
EPC: E
Council tax band: B
Gas central heating via Gloworm boiler
Charnwood log burner
Mains gas, electricity, sewerage and water
Broadband max predicted: Download 1800mbps Upload 900mbps
Loft is insulated with ladder access and power

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.

Ground Floor
Approx. 47.9 sq. metres (515.6 sq. feet)

Outbuilding
Approx. 13.3 sq. metres (143.5 sq. feet)

Total area: approx. 61.2 sq. metres (659.1 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
Plan produced using PlanUp.

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