



26 The Granary & Bakery, Weevil Lane, Gosport,
Hampshire. PO12 1FX

 FINE & COUNTRY

£480,000 - Leasehold



Features

- An Impressive Penthouse Apartment
- Two Double Bedrooms & Two En-Suites
- 2495 Sq Ft of Living Space
- 39' Living / Dining / Kitchen, Study Area

PROPERTY SUMMARY

This is a spectacular waterfront residence where contemporary luxury sits effortlessly alongside the rich heritage of one of the South Coast's most prestigious marina developments. Extending to approximately 2,495 sq ft, this exceptional apartment offers beautifully presented accommodation with an abundance of character features, including exposed timber beams, wooden

flooring and vaulted ceilings all enhanced by high specification finishes throughout. The centrepiece of the home is undoubtedly the magnificent open plan 39' sitting/family room/dining room and kitchen, an impressive open space flooded with natural light from expansive windows that perfectly frame far-reaching views across the water towards Portsdown Hill, Portsmouth Harbour and the surrounding beyond. A private balcony

provides an idyllic spot to enjoy morning coffee or evening drinks. A dedicated study area integrates seamlessly with the reception space, creating an ideal environment for both home working and relaxation.

Complementing the living accommodation is the stylish kitchen/dining room, thoughtfully designed with a comprehensive range of contemporary cabinetry, integrated



appliances and a breakfast bar, creating a sociable space perfectly suited to both everyday living and entertaining. The luxurious 22' principal bedroom suite offers a peaceful retreat, complete with a dressing area and beautifully appointed en-suite bathroom. The second bedroom is equally impressive, benefitting from its own walk-in wardrobe and en-suite shower room, making it ideal for guests or family members. The Granary & Bakery form part of the historic Royal Clarence Yard, originally constructed in the late 1820s as one of the Royal Navy's principal victualling establishments. Sympathetically converted by Berkeley Homes, these landmark buildings have been transformed into an exclusive collection of apartments, offices and restaurants whilst carefully preserving their historic character and architectural significance. Positioned adjacent to the prestigious Royal Clarence Marina, the apartment enjoys immediate access to the renowned sailing waters of the Solent, with routes stretching around the Isle of Wight and beyond. The beaches of Lee-on-the-Solent, Titchfield Haven Nature Reserve, Gosport town centre and excellent transport connections are all within easy reach, making this an ideal home for boating enthusiasts, commuters and those seeking an exceptional waterfront lifestyle. Combining historic charm, striking architecture and contemporary elegance, this remarkable apartment presents a rare opportunity to acquire one of the finest waterside residences within Royal Clarence Yard. An internal viewing is highly recommended to fully appreciate both the outstanding accommodation and its enviable marina setting.



ENTRANCE

Double doors with entry phone system leading to:

COMMUNAL RECEPTION

23' 9" x 22' 4" (7.24m x 6.81m) Feature vaulted ceiling, exposed metal beams, tiled flooring, matted area, arched topped window to front aspect, panel heating, glass topped model of the estate, allocated letter boxes, internal door leading to communal hallway and staircase rising to all floors, pinboard with safety information, managed by RMG Residential Management Group, lift to all floors.

THIRD FLOOR

Communal landing with exposed bricks, door to staircase, doors to Apartments 26, 27, 28 & 29.

APARTMENT 26

Front door with security spy-hole, leading to:

HALLWAY

30' 5" x 5' 0" (9.27m x 1.52m) Large understairs cupboard, cloak hooks, electric panel heater, exposed brick work to one wall and exposed wooden beams, balustrade staircase with rope balustrade to one side leading to landing with illuminated steps, primary landing, high ceiling with exposed beams and metal work, large library style book shelves with Elephant ladder, doors to primary rooms, entry phone system.

UTILITY CUPBOARD

Washing machine point, electric meters.

CLOAKROOM

5' 10" x 3' 3" (1.78m x 0.99m) Concealed cistern w.c. with shelf over, wall mounted wash hand basin with mixer tap, large mirror, tiled flooring, extractor fan, ceiling spotlights, underfloor heating.

BEDROOM 2

16' 5" x 13' 5" (16'1" max) (5m x 4.09m) Dormer window to side aspect with views over rooftops towards the harbour, marina and Portsdown Hill in the distance, panel heater, exposed wooden beams and steel supports, comprehensive range of mirror fronted tall wardrobes to one wall with hanging space and shelving, spotlights, door to:

DRESSING ROOM

10' 1" x 4' 6" (3.07m x 1.37m) Access to eaves storage with hanging rails, range of built-in drawers, eaves to ceiling with wooden beams.

EN-SUITE SHOWER ROOM

9' 8" x 8' 4" (2.95m x 2.54m) Skylight window to rear aspect with outstanding views over roof tops towards Portsmouth Dockyard and the marina, access into storage eaves, large shower cubicle with drench style hood, wall mounted controls and separate shower attachment, concealed cistern w.c. with shelving over, granite plinth with rectangular Villeroy and Boch wash hand basin with wall mounted taps, drawers under and mirror and shelf over, concealed lighting, extractor fan, ceiling spotlights, heated towel rail, tiled flooring with underfloor heating.

BEDROOM 1

22' 4" maximum x 17' 3" (6.81m x 5.26m) Exposed wooden beams and steel supports, two dormer windows to southerly side aspect with plantation shutter blinds, high ceiling, mirror fronted built-in wardrobes to one wall with hanging space, shelving and cupboards over, door to:

EN-SUITE BATHROOM

10' 1" x 8' 0" (3.07m x 2.44m) Bath with wall mounted controls and shelving to either end, recessed glass shelving with inset mirrors and spotlights, large mirror fronted medicine cabinet with shelf under, concealed cistern w.c., plinth with rectangular wash hand basin and wall mounted

controls, ceiling spotlights, extractor fan, corner shower cubicle with wall mounted controls, drench style hood, separate shower attachment and recessed shelf, tiled flooring with underfloor heating, heated towel rail, large walk-in storage cupboard access into storage eaves, lighting and exposed beams.

OPEN PLAN SITTING FAMILY ROOM INC. KITCHEN & STUDY AREA

39' 6" x 26' 8" (12.04m x 8.13m) Approximate ceiling height 11'8"

KITCHEN

18' 3" x 17' 2" (5.56m x 5.23m) Comprehensive range of soft close grey fronted floor units with light grey wall units, granite work surface, range of pan drawers, corner carousel unit, tall fridge/freezer with matching door, under unit lighting, chrome fronted power points, high ceiling with exposed beams, extractor fan, inset AEG induction hob with oven under and extractor hood, fan and light over, sink unit with mixer tap and Ariston water boiler under, integrated Electrolux dishwasher with matching door, dormer window to side aspect with outstanding views over rooftops towards the harbour, marina and Portsdown Hill in the distance, wooden beam divide leading to breakfast bar with built-in wine cooler and low level cupboards, dining area with further dormer window to side aspect with outstanding views, wood flooring.

STUDY AREA

Matching flooring, dormer window to side aspect with views towards Portsdown Hill in the distance.

LIVING /FAMILY AREA

Southerly facing dormer windows, free standing pool table, exposed wooden beams and steel supports, seating area with marble surround fireplace with space for feature electric fire with tiled inlay, dormer window to side aspect, step leading to coir mat and twin double doors leading to:

ROOF TERRACE

Glazed panelled screens, outstanding views towards woodland beyond.

TENURE

Leasehold 999 years from 12.09.13 – 986 years remaining

SERVICE CHARGE

£6,997 p.a. - Paid in March & September

GROUND RENT

£200.00 p.a. – Split into two payments of £100.00

AGENTS NOTES

Council Tax Band F - Gosport Borough Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

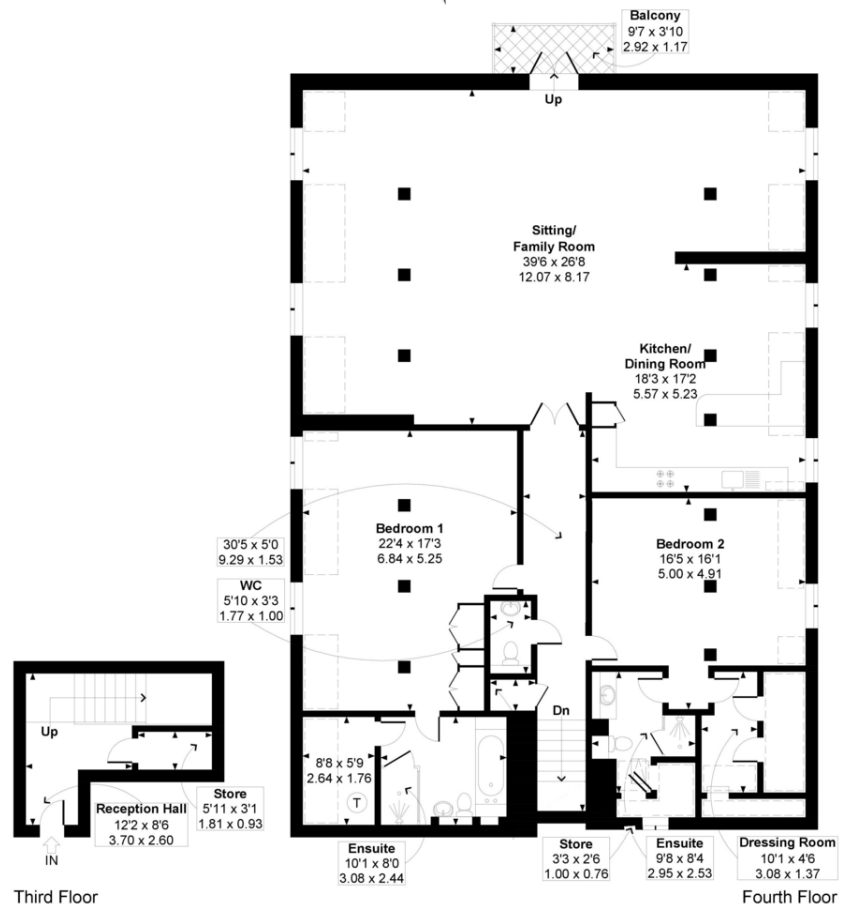


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Approximate Gross Internal Area = 208.3 sq m / 2242 sq ft

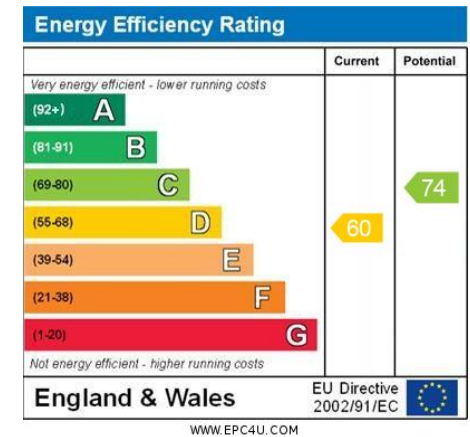
Reduced Headroom = 23.5 sq m / 253 sq ft

Total = 231.8 sq m / 2495 sq ft



□ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



IMPORTANT: 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.

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