



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Station House

West Street, Godshill, PO38 3HL



£785,000
FREEHOLD



Brimming with history, this semi-detached Station House has been renovated and extended to offer spacious family accommodation with four double bedrooms a wraparound garden, and driveway parking.

- Historic, semi-detached Station House
- Sympathetically refurbished and restored
- Stunning countryside views over farmland
- Wrap around gardens with a patio
- Countryside walks on the doorstep
- Four double bedrooms and three washrooms
- Air Source Heat pump and Solar Panels
- Historic features including the station platform
- Driveway with electronic gates and large garage
- Schools, amenities, and travel links nearby

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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The original station house was built circa. 1892 as part of the Godshill Railway Station which was a single platform station with a small goods siding and this layout remained until its closure circa 1952. The original station platform still remains at the property and is currently utilised as a fantastic patio space providing stunning views over the nearby countryside. The semi-detached property has been fully refurbished, restored and extended to provide a fantastic family home with comfortable living throughout. The historical home has been carefully designed to incorporate many of the original features and has been modernised but with touches that are likely to have been found in the original home which include carefully chosen floor tiles, radiators, windows, bathroom fixtures, and more. The accommodation comprises an entrance hall leading to a large cloakroom, and to the open plan kitchen-dining-living space and the inner hall. The inner hall provides access to a ground floor shower room, the utility room, a storage cupboard, and to the separate living room. The stairwell to the first floor can be accessed from the inner hall and leads up to a spacious landing which offers a space to use as a home office and leads to four double bedrooms, two bathrooms, plus there is a wooden staircase up to the attic room. Outside, the garden wraps around the property and is mostly laid to lawn, plus it incorporates a gravel driveway, and the detached garage with an EV car charging point.

With its delightful medieval church, characterful thatched-roofed cottages, and a winding main street lined with traditional tearooms, Godshill is as picturesque as it is popular. Station House is conveniently located on the outskirts of this quintessentially English village which provides a whole host of local amenities including a local school and a doctors surgery, highly regarded pubs and restaurants, and a range of shops and post office. Godshill is surrounded by a wide range of footpaths and bridleways, providing stunning walking and cycling opportunities through the countryside. The county town of Newport is just a short 15 minute drive which provides an array of shops and supermarkets, cafes, bars and restaurants, a cinema, plus schools at primary and secondary level. Regular public transport connections from the main road in Godshill are provided by the Southern Vectis bus service linking to the larger towns of Newport, Shanklin, and Ventnor.

Welcome to Station House

Set back from the main road, located off West Street at the end of a lane, the gravel driveway for the property leads to an electronic gate and into the grounds of the property. A paved pathway leads to the front door.

Entrance Hall

A traditional wooden panel door with two obscure glazed windows opens into the entrance hall and benefits from beautiful floor tiles with an integrated door mat and neutral décor which continues through the house.

Cloak Room

Fitted with a range of shoe and coat storage, this fantastic space is essential for a family home. This space is finished with an automated ceiling light and continues the flooring from the entrance hall.

Open Plan Kitchen - Dining - Living Room

Forming part of the extension, which was finished in 2021, this beautiful space is the heart of the home with plenty of space for dining, lounging, and kitchen furniture. Flooded with natural light from the multiple floor to ceiling windows and the large bifolding doors to the rear which frame those wonderful countryside views, the room features a wonderful fitted kitchen with a series of base and wall cabinets, plus a large kitchen island. The cupboards integrate a large fridge freezer, a dishwasher, and the rubbish bins, as well as featuring a range style cooker with an extractor fan over. The breakfast bar includes a butler style sink, integral pop-up power sockets, plus a handy breakfast bar with storage cabinets under whilst being finished with a stylish yet practical quartz worktop. The focal point of the room has to be the large wood burning stove which provides a cosy atmosphere, especially on those cold winter nights. The space is neutrally decorated and is finished with beautiful flagstone style flooring that benefits from underfloor heating. Enclosing this space are two large, rustic wooden doors on a runner which provide separation from the rest of the house, if required, or are a wonderful feature whilst open. The space has access to the sitting room, and back to the entrance hall.



Sitting Room

Benefitting from beautiful traditional exposed wooden floorboards, this cosy sitting room benefits from a large radiator, a stunning original fireplace, and a window to the rear aspect with lovely views over the surrounding countryside. The space is decorated with a subtle wallpaper under the characterful picture rail and enclosed by a traditional wooden door.

Inner Hall

Historically the entrance hall to the original cottage, this inner hallway continues the wooden floorboards from the sitting room and is neutrally decorated. There is a column radiator here plus access to the ground floor shower room, utility room, store room, plus the stairwell to the first floor.

Ground Floor Shower Room

Fitted with a traditional style suite, this shower room comprises a 'Burlington' style w.c, a vanity hand basin, and a large shower with a grey tiled wall surround. The flooring is a Victorian styled tile floor and the bathroom is finished with a traditional style chrome heated towel rail.

Utility Room

Comprising a row of base and tall cabinets with a wooden worktop integrating a double 'Butler' style sink, this utility room benefits from a large window to the side aspect. There is undercounter space and plumbing for one appliance with room on the worktop for another, if required. There is access to the boiler cupboard here which contains the control panel for the solar panels, air source heat pump, water tank, and electrical consumer unit in a handy and accessible spot. The high ceiling in this space lends itself to a lath pulley clothes airer, plus the space is finished with a large, white heated towel rail. The space is finished with Victorian style floor tiles.

First Floor Landing

The wooden stairwell with a seagrass style stair runner leads up to a spacious first floor landing which is flooded with natural light from a window to the side aspect which benefits from a south facing position. The landing space benefits from wooden floorboards and provides access to the first-floor accommodation. To one side of the landing is currently set up as a home office but could be utilised in other ways, if required.

Bedroom One

Situated to the rear of the property, this fabulous double bedroom benefits from dual aspect to the rear and side, offering fabulous views over the surrounding countryside. The carpeted room benefits from a range of fitted wardrobes as well as a beautiful en-suite bathroom. The space is neutrally decorated and enjoys a nature inspired wallpaper feature wall, the space is heated by a column radiator, plus there is access to a partially boarded loft space, with a pull-down ladder and a light.

En-Suite Bathroom

Beautifully designed and curated, this delightful en-suite bathroom is equipped with a roll top bath, a large walk-in shower with an integrated product shelf, a 'Burlington' style pedestal and basin and a matching w.c. The Victorian style tiled floor compliments the unique designed green tiled shower splashback plus there is a traditional style brass heated towel rail, and two windows to the side aspect.

Bedroom Two

Featuring an original feature fireplace, this double bedroom is fitted with two built in wardrobes either side of the chimney breast, and there is a window to the rear enjoying the beautiful views. The carpeted room enjoys a floral feature wall, a column radiator, and plenty of space to configure in any way.



Bedroom Three

This double bedroom features a large, fitted wardrobe, a traditional fireplace, and a column radiator located under a large window to the side aspect which is flooded with sunshine from its south facing position. The carpeted room is finished with a map inspired feature wall.

Bedroom Four

Finished with a stylish foliage inspired wallpaper and neutral carpets, this double bedroom enjoys a window to the rear, and a large, fitted wardrobe.

Family Bathroom

Fitted with a shower over bath, a w.c, and a pedestal hand basin all finished with brass fixtures, this stylish family bathroom offers storage as well as a window to the front aspect with obscure glazed glass. The space is neutrally finished and features stunning Victorian style floor tiles and a traditional style heated towel rail.

Attic Room

Accessed via a wooden paddle staircase from the first-floor landing, this space is currently being utilised as a playroom. The space has potential to be utilised in a number of ways including adding a further bedroom (subject to gaining the correct planning consent), if required. The space is fully boarded and offers a great space for storage.

Garden

Wrapping around most of the property, this garden is laid to lawn and features a large patio area conveniently located on the original station platform which is still visible in the garden. The patios elevated position allows those enjoying the space to look out over the fields beyond and makes for a perfect spot to dine al fresco style. The garden is planted with a range of shrubs and trees including a large cedar tree and laurel hedging which will provide further privacy.

Driveway

Accessed from the end of the lane, this gravel driveway leads up to an electronic gate which opens to the driveway, garage, and gardens. There is parking for up to four vehicles.

Garage

16'0" x 16'4" (4.88m x 4.98m)

Fitted with power, an EV charging point, and an electric up and over door, the space is currently being used as a gym but could be used in a number of ways including a workshop, car garage, or storage space.

Station House presents a fantastic opportunity to acquire a substantial four-bedroom family home with an extensive history, plenty of original features, and situated within a quiet, semi-rural location. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: C (approx. £2,074.63 pa – Isle of Wight Council 2024/2025)

Services: Mains water and drainage, air source heat pump, solar panels



Approx Gross Internal Area
222 sq m / 2387 sq ft



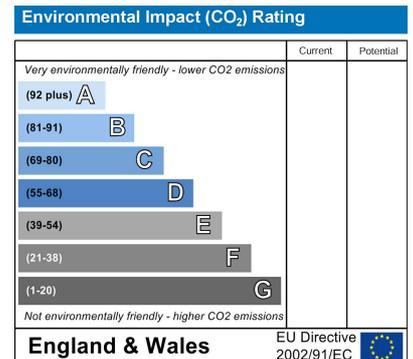
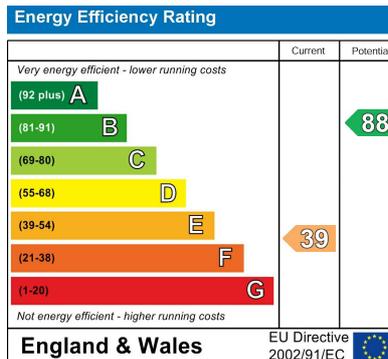
Ground Floor
Approx 92 sq m / 993 sq ft

First Floor
Approx 96 sq m / 1033 sq ft

Second Floor
Approx 33 sq m / 361 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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