

SPENCE WILLARD



57 Solent View Road, Gurnard, Isle of Wight

*Located in a popular road in the village, this attractive and characterful home enjoys sea views from the principal bedroom and has recently approved planning permission for a large ground floor extension creating a large kitchen/dining room*

VIEWING

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The property has parking at the front, the driveway separated from the front garden by a pretty picket fence, with a gated pathway leading to the front door of the period cottage. A spacious entrance hallway leads into two reception rooms, both with attractive fireplaces and views across the front and rear gardens. The charming cottage style kitchen at the rear of the home is full of character with a butler sink and large pantry cupboard.

To the first floor there are three bedrooms, two of which are doubles, the delightful master bedroom being located at the front with a wonderful open view over Gurnard Bay and the mainland beyond.

The large rear garden has a gravelled seating area directly behind the home, an ideal entertaining space in the summer months. There is both a timber shed and summer house and various mature trees, including an apple tree.

The village of Gurnard has a village shop, café and two pubs, whilst nearby Cowes has a wider range of shops, restaurants and world renowned sailing facilities, as well as frequent high speed ferry services to Southampton.

#### ACCOMMODATION

##### ENTRANCE HALL

With stairs rising to first floor and doors to both reception rooms and the ground floor bathroom.

##### SITTING ROOM

With a gas, coal effect fire with tiled surround and hearth and an adjacent built-in alcove cupboard. A large multi-paned window overlooks the front garden.

##### BATHROOM

Fitted with a white suite comprising a bath with shower over, WC and wash basin.

#### BREAKFAST ROOM

With built-in alcove cupboards and an attractive Victorian fireplace. A picture window enjoys views of the rear garden.

#### KITCHEN

With a mixture of shelving, fitted and freestanding units, the kitchen is in keeping with the character of the home and has a large butler sink. In addition, there is a useful pantry cupboard and adjacent utility cupboard which also houses the gas boiler. Window and door leading out to rear garden.

#### FIRST FLOOR

#### LANDING

A galleried landing space with a large window to the front flooding the area with natural light.

#### BEDROOM 1

A superb double bedroom enjoying open views across the Solent.

#### BEDROOM 2

Another double bedroom with views over the garden and countryside beyond.

#### BEDROOM 3

A single bedroom overlooking the rear garden.

#### OUTSIDE

To the front of the home there is off road parking and a gate leading to the lawned front garden which has bordering hedgerows. There is further gated side access leading round to the seating area at the rear of the property, and the long lawned garden has bordering hedges and a selection of trees. A timber shed sits just beyond the seating area and at the end of garden is a summerhouse.

#### PLANNING PERMISSION

Was granted for a single storey extension on 22nd November 2022, details of which can be found on the IW Council Planning Portal, ref. 22/01826/HOU.

POSTCODE PO31 8JZ

TENURE Freehold

COUNCIL TAX Band C

EPC Rating E

#### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

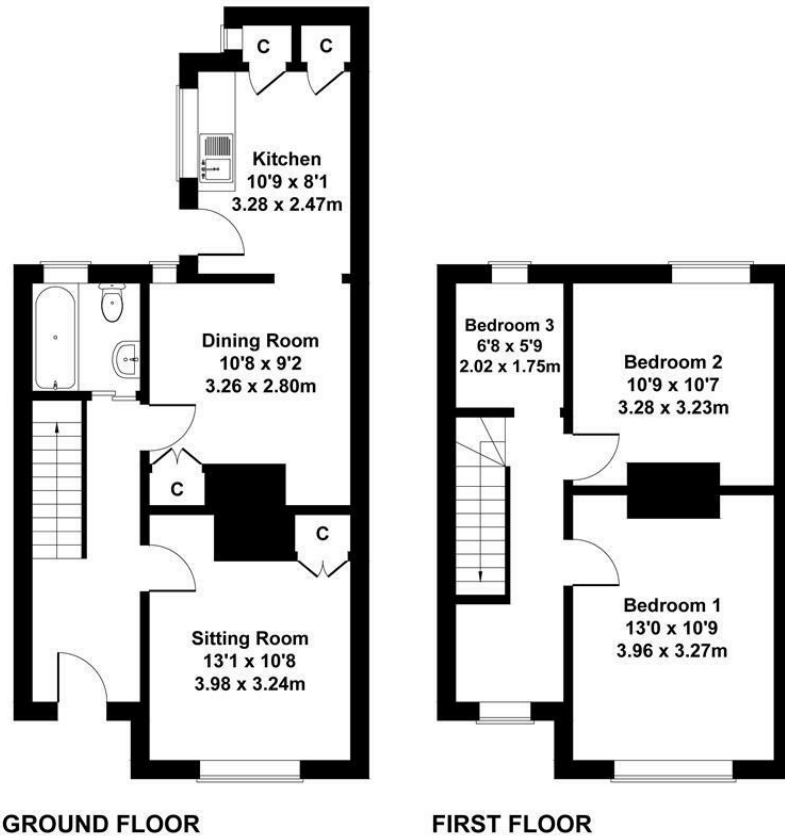
#### VIEWINGS

All viewings strictly by prior appointment with the sole selling agents, Spence Willard.



## 57 Solent view Road

Approximate Gross Internal Area  
926 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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