



55 Solent View Road, Gurnard
£650,000

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Having lived in Gurnard for most of my life, even I did not know this home existed! It is set back off Solent View Road in a garden plot of 0.5 acres and has been lived in and much loved by the current owners for nearly 40 years. The property comprises two parts as it was extended in the mid 90's to create an annexe bungalow which is linked to the original. Overall, the compact accommodation is in need of general modernisation, but offers a total of four bedrooms (two en-suite); two sitting areas and a conservatory; kitchen/dining room; separate study and family bathroom. It is surrounded by its mature gardens which have a parkland feel - with a huge variety of shrubs; trees and fruit trees. There are a myriad of outbuildings including a large workshop; greenhouse; two caravans and a chalet - some of which are in need of repair. A raised, decked verandah sits at the front of the original part of the property, offering a magnificent elevated countryside vista with a Solent backdrop.

The access is via a narrow driveway off Solent View Road which widens at the end to provide parking. There is also a pedestrian only access from the garden to Lower Church Road. For those seeking a tucked away but central village position, and those who love the outdoor life - then this is a hidden gem. Freehold.

Council Tax Band - B. EPC - D62

Half glazed entrance door to:

Entrance Area:

With access to each part of the property, this hallway forms the connection between the two sections of the home. Rear external door to garden; door to the newer accommodation and further door to:

Kitchen/Dining Room:

15'2" max x 10'5" max (4.64m max x 3.19m max)

A good sized room with space for a dining table. The wooden effect kitchen units are arranged in an L-shape to two sides and provide spaces for appliances. Wall mounted gas fired boiler and windows to side and rear. Door to:

Inner Hallway:

With doors to:

Conservatory:

16'5" x 6'5" (5.01m x 1.98m)

Set to the front of this part of the home providing a super, elevated countryside and Solent view. The room

is part solid/part glazed and has a solid roof. Doors to the front lead out to the large decked Verandah and an arched opening leads to the:

Sitting Room:

12'0" x 8'11" (3.68m x 2.74m)

A lovely light room with stone fireplace and window to side.

Bedroom One:

10'8" x 9'11" max (3.27m x 3.03m max)

A bright double bedroom with window to front offering an elevated view to the Solent over the garden.

Bedroom Four:

9'11" max x 9'6" (3.04m max x 2.92m)

A smaller double bedroom with a fitted desk area and shelving above. Window to side.

Bathroom:

10'2" max x 5'4" max (3.10m max x 1.63m max)

Tiled to half height and bath area and fitted with WC; wash hand basin and bath. Opaque rear window.

Second part of the property:





Lounge:

12'11" max x 11'10" (3.94m max x 3.62m)

In cream decor, this forms a central room with the others all leading off. Window to front framing the views and doors to:

Bedroom Two:

10'6" x 8'11" (3.22m x 2.72m)

With access to the loft area; window to front and door to:

En-Suite Shower Room:

8'10" max x 3'3" max (2.71m max x 1.01m max)

With WC; wash hand basin and shower enclosure. Window to side.

Bedroom Three:

10'7" x 8'11" (3.23m x 2.73m)

Another double bedroom with window to rear and door to:

En-Suite Shower Room:

8'10" max x 3'2" max (2.71m max x 0.99m max)

With WC; wash hand basin and shower enclosure. Window to side.

Study:

11'10" x 6'1" (3.62m x 1.87m)

With window to rear.

Parking:

The narrow driveway accessed from Solent View Road opens out at the end into the garden. There are parking areas here which could be formalised, as they sit as part of the garden currently.

Gardens:

This huge garden area surrounds the home and is full of wildlife which enjoy the shrubs; trees (including a Monterey Pine) and fruit trees. It is laid to lawn and surrounded mostly by hedging. There is a pedestrian only pathway which leads to Lower Church Road and within the gardens there is a woodstore and greenhouse as well as a variety of outbuildings which comprise:



Large Workshops:

In two interlinking sections and in need of some attention, but providing fabulous storage and potential. With power and light.

Front part 3.4m x 2.69m

Back part 4.72m x 3.92m

Green Caravan:

15'10" x 6'11" (4.83m x 2.13m)

In need of complete renovation or removal.

Caravan:

24'7" x 9'7" (7.50m x 2.93m)

Comprising a living/kitchen area; two small bedrooms and a shower area.

Chalet:

23'8" x 9'8" (7.23m x 2.95m)

A wooden chalet comprising a kitchen area; living area and bedroom with shower area off - in need of upgrading.

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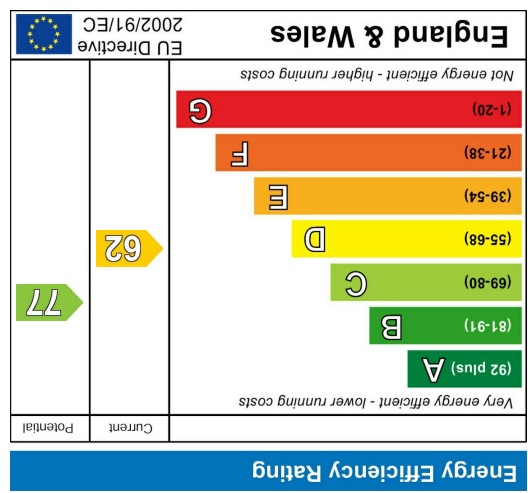
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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
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Email: hello@meganbakerestateagents.com



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.
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