

# Stonecroft

Gully Road, Seaview, PO34 5BY



Offered for sale chain free, this charming detached bungalow offers three bedrooms, generous gardens, ample parking, a garage and potential to extend in the loft, subject to consent.

- Detached bungalow in a highly desirable Seaview location
- Spacious kitchen/dining room and separate living room
- Lovely front and rear gardens with patio and summerhouse
- Walking distance to popular Seagrove Bay and Priory Bay
- Peaceful, residential setting
- Three well-proportioned bedrooms
- Potential to extend into the loft (subject to planning consent)
- Ample driveway parking for several vehicles
- Village amenities a short distance away
- Offered for sale chain free

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

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Stonecroft is a charming and thoughtfully arranged detached bungalow, offering light-filled interiors and a welcoming sense of space throughout. The accommodation flows effortlessly from room to room, creating a comfortable and practical home well suited to both permanent living and relaxed coastal retreats. The property has been beautifully maintained and updated, with attractive wood effect 'Karndean' flooring flowing through the accommodation and a lovely herringbone style featured in the entrance hall. A generous kitchen/dining room forms the heart of the home, complemented by a spacious living room, three well-proportioned bedrooms, and a modern bathroom. The property also benefits from the opportunity to expand, if desired, with a large loft space that could include an additional two bedrooms and a bathroom (subject to planning). Set within a generous plot, the gardens are a particular highlight, providing a peaceful outdoor retreat with a delightful east-to-west orientation. Ample driveway parking and a garage further enhance the appeal.

Gully Road enjoys a wonderfully tranquil setting in the popular coastal village of Seaview, known for its relaxed atmosphere, sailing heritage and beautiful beaches. The property is within easy walking distance of the popular beaches of Seagrove Bay and Priory Bay, local shops and amenities, making it ideally placed for everyday convenience. Seaview's village centre offers a range of independent shops, cafés and restaurants, while excellent coastal and countryside walks are close at hand. Regular transport links connect the area to nearby Ryde and the wider Island, and mainland travel links by foot and car ferry are just a short drive away.

### **Welcome to Stonecroft**

Approached via a long private driveway, Stonecroft sits comfortably within its attractive and established grounds. The front garden creates a pleasant first impression, with mature planting and a welcoming sense of seclusion. A pathway leads to the entrance, where the peaceful surroundings and leafy outlook immediately set the tone for this inviting home. From the moment you arrive, the property offers a feeling of privacy and calm, perfectly in keeping with its enviable location.

### **Entrance Hall**

Bright and welcoming, the entrance hall provides a central hub to the home, with access to all principal rooms as well as two storage cupboards and an alcove, ideal for storing coats and shoes. The space is finished with a stunning wood effect 'Karndean' herringbone flooring.

### **Living Room**

Flooded with natural light from the attractive bay window, the living room is a comfortable and generously proportioned space. An elegant fireplace forms a charming focal point, creating a warm and relaxing atmosphere ideal for both quiet evenings and entertaining. Another feature within the space is a porthole window to the side aspect, which fills the room with sunshine throughout the day.

### **Kitchen/Dining Room**

A well-designed dual-aspect room, the kitchen/dining area offers ample space for cooking, dining and socialising. French doors open directly to the garden, allowing for an easy connection between inside and out, while modern cabinetry and practical layout ensure everyday functionality. The kitchen benefits from integrated appliances, including an electric oven, under-counter fridge and freezer, as well as space for a freestanding appliance, including plumbing for a dishwasher and also features a charming log burner at the focal point of the room, keeping the space cosy during the cooler winter months. The wood effect worktops integrate a gas hob with an extractor fan over, and the gas boiler is located in one corner. An obscure glazed door to the side aspect opens onto the drive.

### **Bedroom One**

A spacious double bedroom overlooking the front garden, is neutrally decorated and is finished with wood effect flooring which continues in most of the rooms. Built-in wardrobes fitted with ample storage incorporating drawers adds to the practicality of this inviting room.



### **Bedroom Two/Dining Room**

Currently providing adaptable accommodation, this bright room enjoys direct access to the rear garden through glazed french doors, making it equally suited as a bedroom, dining room or home office.

### **Bedroom Three**

Another well-proportioned double bedroom, offering flexibility for family or guests, with a window to the side aspect.

### **Bathroom**

Stylishly appointed and finished to a high standard, the bathroom comprises a bath with a shower attachment, a separate shower, a vanity unit incorporating a hand basin and WC with an illuminated mirror above, and a large chrome heated towel rail to keep the room cosy. Two obscure glazed windows to the side aspect flood the space with natural light, plus there is an extractor fan.

### **Garden**

The gardens at Stonecroft are a true delight, providing a peaceful and private setting to enjoy throughout the year. With an enviable east-to-west orientation, the enclosed rear garden space captures sunlight from morning until evening with a generous patio area offering the perfect spot for al fresco dining, while the lawned garden beyond is bordered by mature planting, established shrubs, and a lovely apple tree. The garden enjoys a range of British wildlife including many country birds and the famous red squirrels who are regular visitors and provide hours of entertainment from the comfort of this lovely home. A charming summerhouse at the top of the garden is fully insulated and fitted with electricity adding further versatility, ideal as a garden retreat, hobby space or home office, a handy potting shed on the lower patio is also fitted with power and lighting, and an additional patio space at the end of the garden makes the most of the afternoon and evening sunshine.

### **Parking and Garage**

To the front, the long driveway provides parking for multiple vehicles and leads to the garage, which offers excellent storage or workshop potential and is fully equipped with power and plumbing for a washing machine.

Combining a highly desirable location with beautifully maintained accommodation, Stonecroft represents a rare opportunity to acquire a comfortable and welcoming home in the heart of Seaview. With its peaceful setting, lovely gardens and excellent potential for the future, this property is not one to be missed. An early viewing is highly recommended with the sole agent, Susan Payne Property.

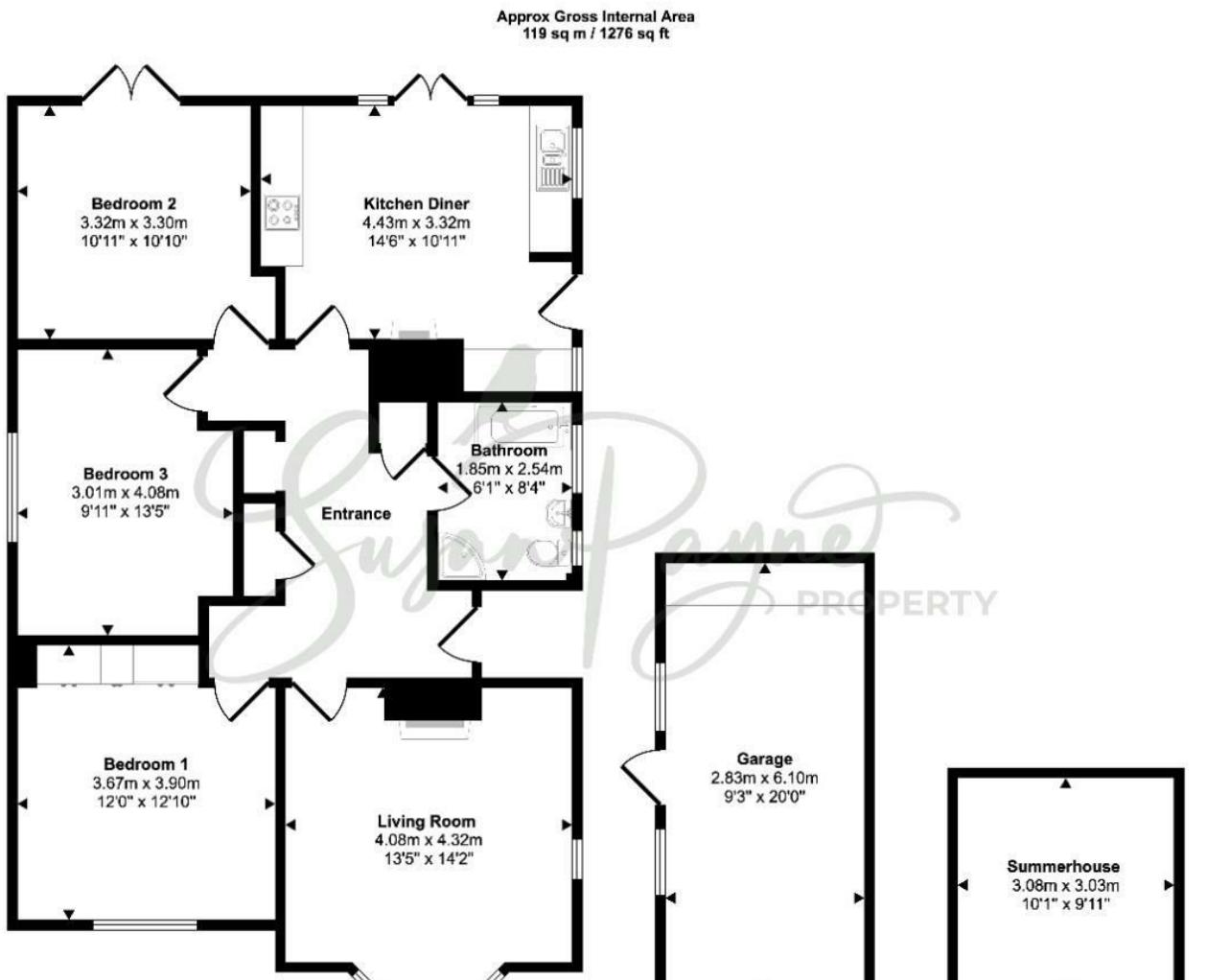
### **Additional Details**

Tenure: Freehold

Council Tax Band: E (approx. £3,047 pa – Isle of Wight Council 2025/2026)

Services: Mains water, gas, electricity, and drainage

Please Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold for one of the shareholders of Susan Payne Property Ltd.



**Floorplan**

Approx 92 sq m / 989 sq ft

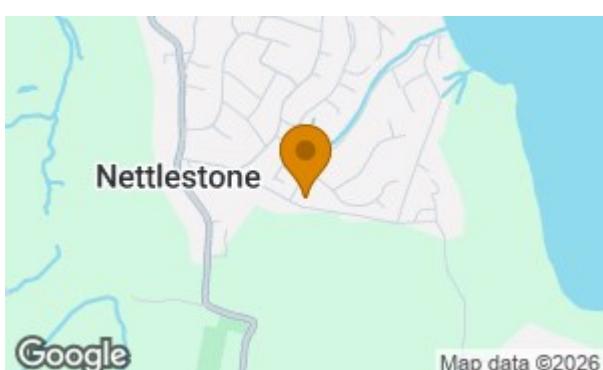
**Garage**

Approx 17 sq m / 186 sq ft

**Summerhouse**

Approx 9 sq m / 101 sq ft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Agent Notes:**

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