



## 5 WOODVALE HOUSE WOODVALE ROAD, COWES, PO31 8EB £695,000

Step through the gate at the end of a quiet gravelled drive and you'll find this elegant wing of historic Woodvale House, where period charm meets coastal living. Just a short stroll from Gurnard's seafront and sailing club, this spacious three bedroom home is full of light, character, and a sense of timeless appeal. Inside, high ceilings, exposed wood floorboards and feature fireplaces create an inviting backdrop for modern family life. The generous ground floor flows from a comfortable sitting room with doors opening onto the garden, to a formal dining space and a superb kitchen/dining room — the heart of the home. A large shower room and utility add practical touches. Upstairs, three well-proportioned double bedrooms (each with storage) and a large beautifully appointed bathroom offer space and flexibility.

Beyond the living accommodation, there's potential too: a large loft ripe for conversion (subject to permissions) and a cellar ideal for garden storage. The gardens themselves are a delight — large and laid to lawn, the lower end planted with a variety of trees - a haven for wildlife and quiet moments alike. With parking and a garage to the front this is a rare chance to own a slice of local history, perfectly placed for both coastal adventure and peaceful retreat. We look forward to showing you over.

# 5 WOODVALE HOUSE WOODVALE ROAD, COWES, ISLE OF WIGHT PO31 8EB

Front Door to Reception Hall with cupboard, with exposed floorboards that extend throughout the ground floor. Radiator. Stairs off.

## DINING ROOM

13'7" x 13'11" (4.14m x 4.24m)

Radiator. Aspect over the rear garden. Fireplace with ornate wooden mantle.

## KITCHEN/BREAKFAST ROOM

12'5" x 17'10" (3.78m x 5.44m)

Contemporary Kitchen including a range of wall and base units. Single drainer sink unit. Six ring cooking range with extractor over. Wine cooler. Tiled floor. Pantry. Radiator.

## INNER LOBBY

## SHOWER ROOM/UTILITY

A large room with a contemporary suite including a large shower cubicle, twin wash basins set within vanity unit, WC and heated towel rail. Plumbing for washing machine.

## LOUNGE

18'1" x 11'5" (5.51m x 3.48m)

French style doors to outside. Radiator. Built in cupboard. Ornate fireplace. Gas fired burner.

## FIRST FLOOR

Access to loft space. Built in cupboards. Skylight.

\* The loft space offers great potential to add further rooms (subject to permissions). Plumbing provision already provided.

## BATHROOM

Of good size including a stand alone 'Heritage' bath with shower attachment and separate shower cubicle. Vanity unit with twin sink units. Pedestal hand basin. Skylight window.

## BEDROOM ONE

13'8" x 13'2" (4.17m x 4.01m)

Rear aspect. Wood flooring. Ornate fireplace (not in use). Built in wardrobes and cupboards.

## BEDROOM TWO

13'8" x 12'2" (4.17m x 3.71m)

Rear aspect. Original fireplace (not in use). Radiator. Wood flooring.

## BEDROOM THREE

11'6" x 9'5" (3.51m x 2.87m)

Radiator. Side aspect. Built in cupboard.

## OUTSIDE

Garage and parking space to the front. Flagstone pathway leads to the front door. There is a large garden to the rear of the property which enjoys a southerly aspect. Laid predominantly to lawn the garden is deep and family and pet friendly. The bottom of the garden enjoys a natural feel with a variety of planted trees. For those with 'green fingers' this garden offers the perfect

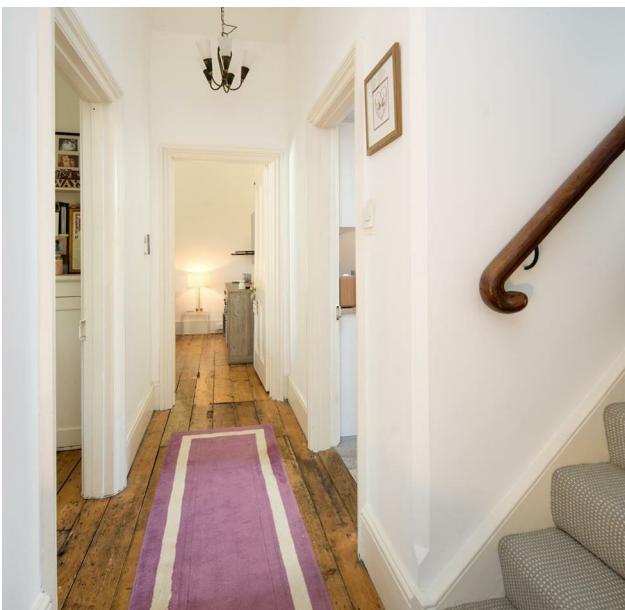
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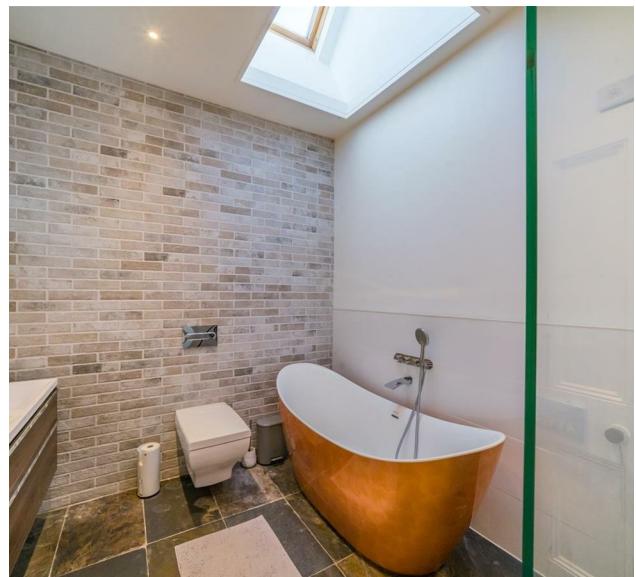
Steps lead down to the cellar which provides useful storage as well as accommodating the boiler system.

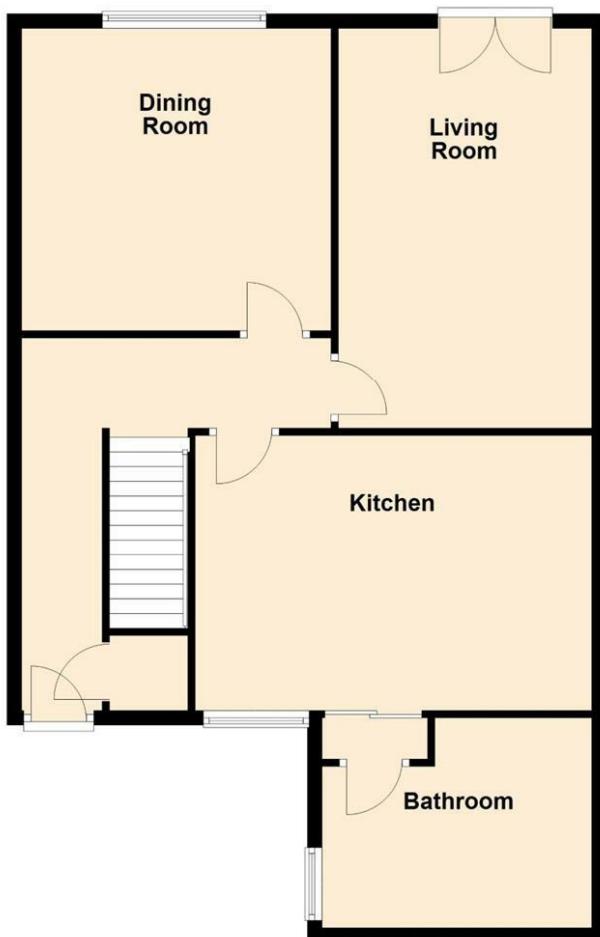
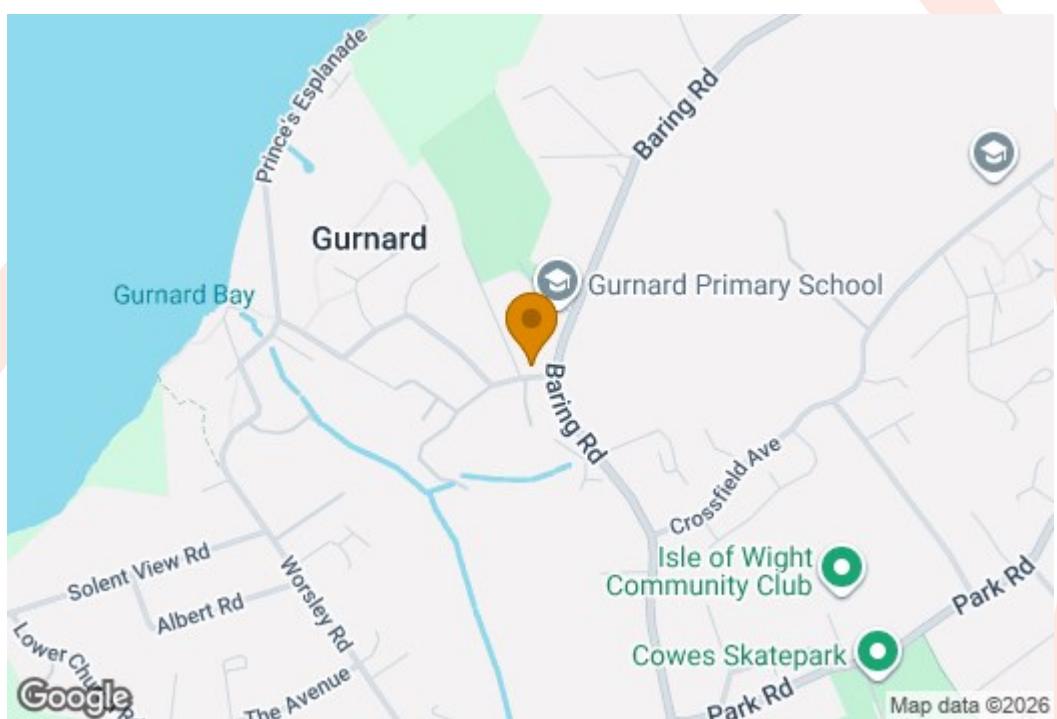
## TENURE

This property is Freehold.  
Council tax band D.







**Ground Floor****First Floor**

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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