



MARVINS
ESTATE AGENTS



5 WOODVALE HOUSE WOODVALE ROAD, COWES, PO31 8EB **£745,000**

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

haven.

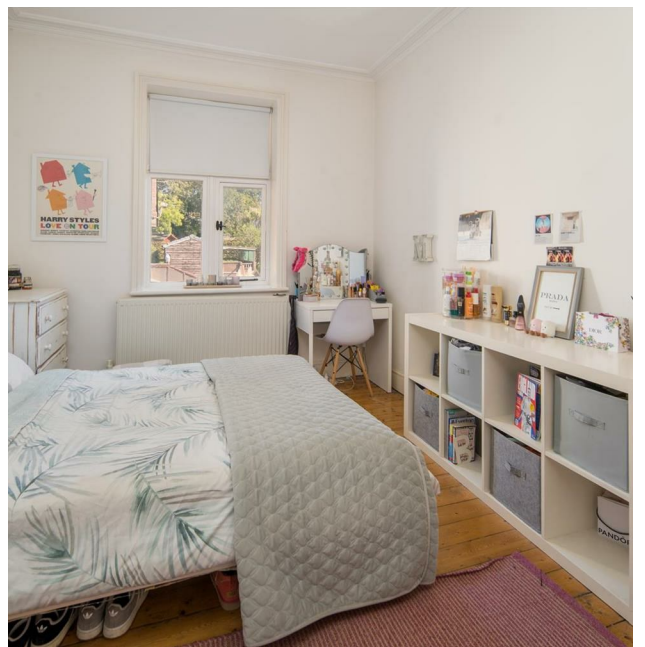
Steps lead down to the cellar which provides useful storage as well as accommodating the boiler system.

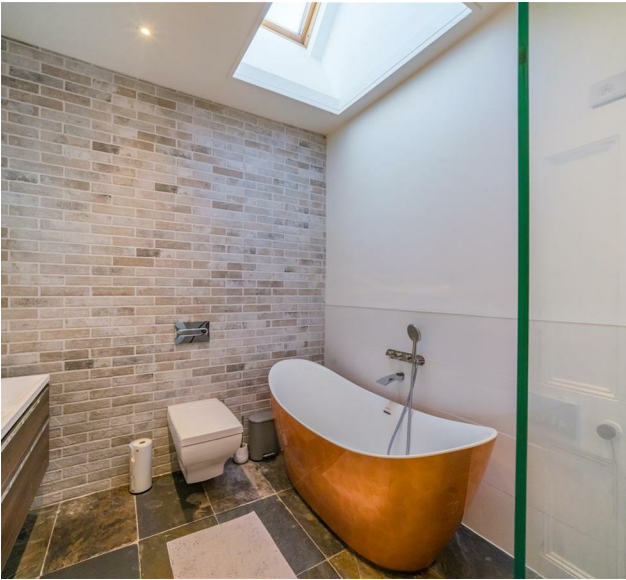
TENURE

This property is Freehold.

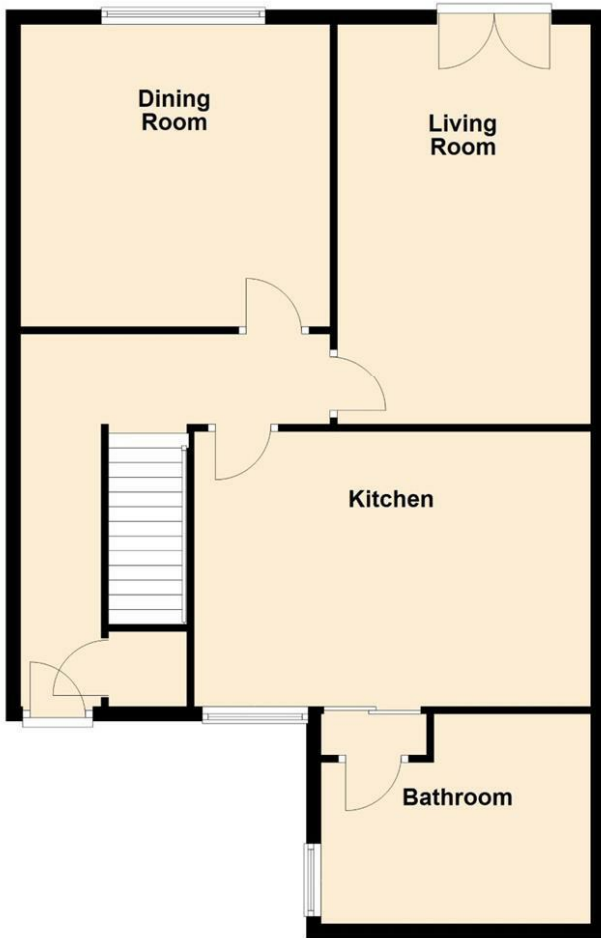
Council tax band D.



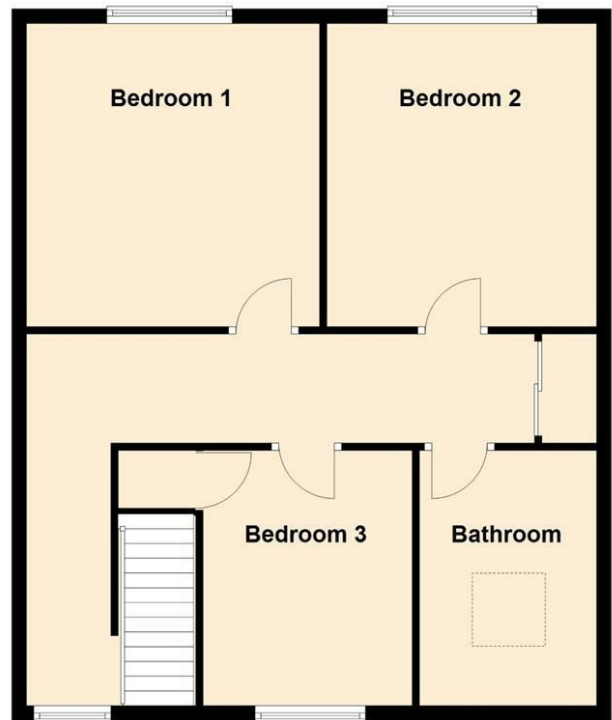




Ground Floor



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		
	73	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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