



Guide Price £765,000  
GARICK HOUSE, GULLY ROAD, SEAVIEW, PO34 5BY



## A TRULY BEAUTIFUL HOME WITHIN CLOSE PROXIMITY OF SEAGROVE BAY!

Positioned within the highly sought after Gully Road, this exceptional 3 storey DETACHED HOUSE offers an impressive blend of contemporary style, generous accommodation and beautifully landscaped outdoor space. Immaculately presented throughout, the property offers 5 DOUBLE BEDROOMS complimented by 4 LUXURIOUS BATH/SHOWER ROOMS, together with ground floor w.c. Designed with modern family living in mind, the very striking open-plan kitchen/diner forms the heart of the home, whilst there is also a charming sitting room (with log burner), versatile snug/home office plus a utility room. Externally, the property continues to impress with a stunning tiered REAR GARDEN, thoughtfully landscaped to create a wonderful setting for both relaxation and entertaining, and a superb full width BALCONY provides the perfect vantage point from which to enjoy the gardens. Further benefits include under floor heating and double glazing throughout, a sweeping DRIVEWAY (with parking for numerous cars/boats) plus a GARAGE which is currently divided into 2 store rooms. Within such an enviable coastal setting, this outstanding residence is moments from the beautiful Seaview beaches, and a pleasant stroll to village amenities, shops, bars/feateries and Sea View Yacht Club.

### ACCOMMODATION:

A wooden glass panelled front door leads to:

### ENTRANCE HALLWAY:

A welcoming hall with quality, recently installed Amtico Form LVT flooring (with 30 years' warranty). Large storage cupboard with power. Recessed downlights. Carpeted stairs to first floor. Doors to:

### SITTING ROOM:

A charming carpeted reception room with recessed downlights. Attractive fireplace with inset log burner. Windows and French doors allow ample natural light and open to rear terrace.

### KITCHEN/DINING ROOM:

A stunning dual aspect room finished with recessed downlights and quality tiled flooring. A beautifully designed, very stylish kitchen comprising extensive range of sleek white cabinetry with under unit lighting, plus contrasting worktops incorporating inset 1.5 bowl sink unit. Integrated appliances to include 2 x ovens (one being a combined oven/grill/microwave), induction hob, extractor hood and dishwasher. Space for tall fridge/freezer. A most impressive curved breakfast bar. The dining area provides space for large family sized dining table and the French doors lead to rear terrace. Further door to:

### UTILITY ROOM:

Space and plumbing for washing machine and dryer. Storage cupboards plus work surface incorporating double sink unit. Cupboard housing Worcester boiler and hot water cylinder. Recessed downlights. Door and window to rear with further doors to w.c. and Garage Store 1.

### DOWNSTAIRS WC:

Suite comprising w.c. and wash hand basin. Extractor fan. Continuation of tiled flooring. Obscured window to side.

### OFFICE/SNUG:

A versatile room with continuation (from the hall) of the Amtico Form LVT flooring. Large bay window to front. Currently utilised as a sophisticated home office with bespoke built in cabinetry incorporating desk, extensive storage units and display shelving. Recessed downlights.

### FIRST FLOOR LANDING:

A carpeted landing with door to stairs accessing Bedroom 5. Recessed downlights. Further doors to:

### MASTER BEDROOM:

A generously proportioned principal bedroom with fitted carpet and extensive built in wardrobes with mirrored sliding doors. French doors and windows onto balcony overlooking garden. Recessed downlights. Door to:

### EN SUITE 1:

A contemporary suite comprising fully tiled shower enclosure with waterfall/handheld attachments; twin 'his & hers' basins (with mirrored storage units over); low level w.c. Textured pebble effect flooring. Heated towel rail. Extractor fan. Recessed downlights. Obscured window.

### BEDROOM 2:

Carpeted double bedroom with windows and French doors opening onto the balcony. Range of fitted wardrobes. Recessed downlights. Door to:

### EN SUITE 2:

A luxury suite comprising panelled bath with handheld hose attachment; fully tiled shower cubicle with both waterfall/handheld fittings; vanity wash hand basin with mirrored cabinet above; w.c. Heated towel rail. Extractor fan. Recessed downlights. Obscured window.

### BEDROOM 3:

A carpeted double bedroom with built in wardrobes, storage cupboard and bay window to the front. Recessed downlights. Door to En suite 3.

### EN SUITE 3:

A stylish 'Jack and Jill' shower room, conveniently accessed from both Bedrooms 3 and 4. The suite comprises fully tiled corner walk in shower; wash basin; w.c. Mirrored wall cabinet. Heated towel rail. Extractor fan. Recessed downlights. Obscured window.

### BEDROOM 4:

A further carpeted bedroom with double glazed window to front. Recessed down lighters. Door to 'Jack & Jill' En suite 3 (see above).

### STAIRS TO SECOND FLOOR:

Stairs from the first floor landing lead to:

### BEDROOM 5:

A superbly spacious carpeted double bedroom with 3 x Velux windows providing exceptional natural light. Range of wardrobes. Deep eaves storage cupboard. Radiator. Recessed downlights. Door to:

### EN SUITE 4:

Suite comprising corner bath with shower hose attachment; wash hand basin with mixer tap; w.c. White textured 'pebble' effect flooring and splashback. Mirrored cabinet. Heated towel rail. Extractor fan. Wall lights. Velux window.

### GARDEN & BALCONY:

A superbly arranged rear garden set across three large tiers. The lower level features an expansive patio terrace, ideal for outdoor entertaining and al fresco dining. Steps rise to the second tier, predominantly laid to lawn, providing excellent family space, while the upper tier also enjoys a lawned area together with a substantial garden shed (3.65m x 3.02m). Enhancing the outdoor appeal further, a double width balcony extends across Bedrooms 1 and 2, offering elevated views over the gardens.

### DRIVEWAY:

A sweeping block paved driveway providing parking for numerous cars/boats.

### GARAGE/STORE:

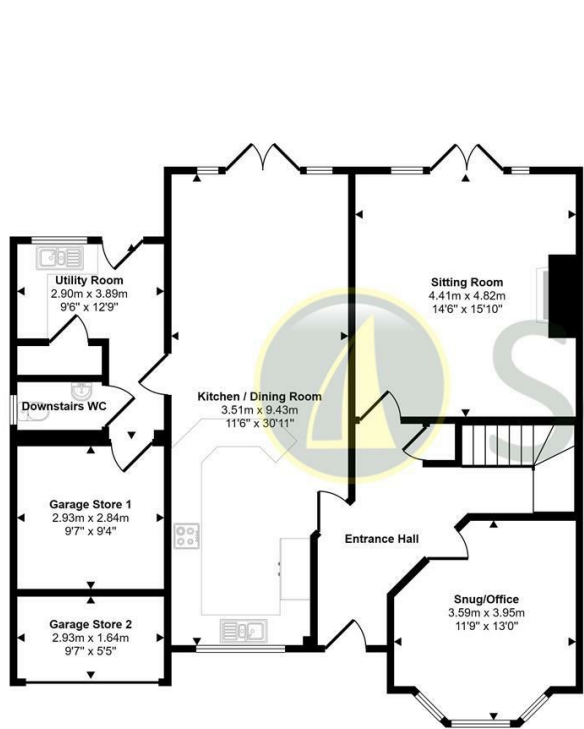
An adjoining garage, accessible internally via the utility room or externally through an up and over door. The space has been cleverly divided by a partition wall to maximise practicality, with the internally accessed section providing extensive storage, while the front portion offers storage ideally suited for garden equipment and outdoor items.

### OTHER PROPERTY FACTS:

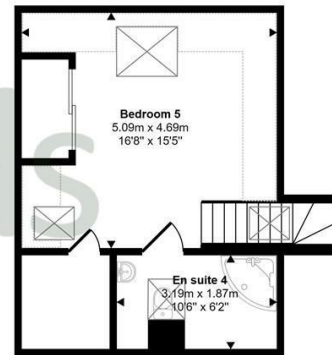
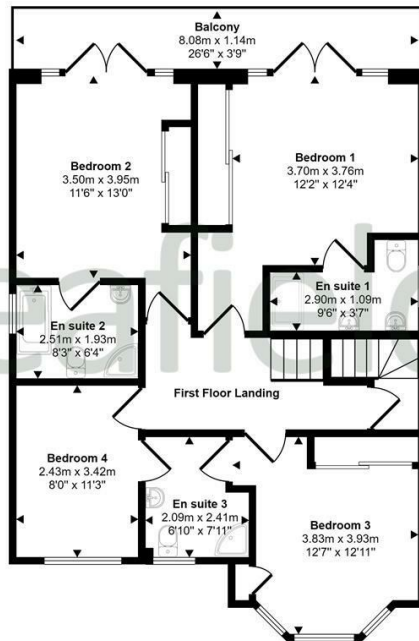
Tenure: Freehold \* Conservation Area: No \* Council Tax Band: F \* EPC Rating: C \* Flood Risk: Very low

### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Approx Gross Internal Area  
223 sq m / 2398 sq ft



Ground Floor  
Approx 108 sq m / 1144 sq ft

First Floor  
Approx 81 sq m / 875 sq ft

Denotes head height below 1.5m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

