

Grand Pre Main Road, Porchfield, Newport, Isle of Wight, PO30 4LW

Guide Price £569,950

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McCarthy & BOOKER

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ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
This splendid detached house offers an abundance of space and comfort, making it an ideal family home. With five generously sized bedrooms, three inviting reception rooms creates a welcoming atmosphere throughout. Standout features of this property are the beautiful gardens and above ground heated pool along with extensive parking available for up to five vehicles. This idyllic home must be viewed.

A detached 5 bedroom home in rural area

Located in a countryside village, this home is spacious inside and out. With three reception rooms, five bedrooms, two bath/shower rooms and large garage, part of this property was originally the old village post office. The garden is a blissful retreat with multiple outbuildings and an above ground heated pool which are all surrounded by mature plants and trees. An idyllic retreat that has the bonus of off road parking for multiple vehicles.

Interior

A deceptively spacious home which has been improved and upgraded throughout the years, the latest being a new kitchen installed in late 2024. This property has been thoughtfully configured and makes a wonderful, and versatile, family home.

Ground Floor:
There is a practical porch with space for outdoor garments and shoes that opens into the stone tiled hallway that has underfloor heating and flows through to the large kitchen/dining/family room that spreads across the rear of the home. This expansive room is very bright and airy with 5m of bi-fold doors, that has UV filtered glass, which open to the beautiful garden. The kitchen units are 'extreme matt charcoal' coloured and have a marbled effect composit stone worksurface upon them. There is an integrated dishwasher, beer/wine fridge and a cooker hood that is above a large 'Rangemaster' oven. There is plenty of room for a large dining table and at the opposite end to the kitchen is a perfect relaxation family area, making this a very sociable space.
The utility area has space and plumbing for a washing machine, tumble dryer and water softener with extra cupboard space as well. This area leads to a convenient downstairs cloakroom that is fully tiled and has the plumbing in situ for a shower.
The final two rooms on this floor are a large sitting room with space for an electric fire upon a stone hearth that has a wooden fire surround, and a cosy living room/snug with storage cupboard.

First Floor:
On this level are five double bedrooms with the principal having an ensuite bath/shower room plus a separate shower room.
The generously sized main bedroom has a large walk in wardrobe and an ensuite that includes not only a bath but a separate shower cubicle. There are four further double bedrooms. The hallway has a cupboard that houses the manifolds, water cylinder and plant for the solar thermal system. The large shower room has a vanity unit with basin and wc.











Exterior

At the fore of this imposing property there is off road hard standing for multiple vehicles as well as a gravel area for parking. The raised lawn area with flower beds is to one side with high hedging on the other and access to the garage and a wide gate to reach the rear garden.

The south facing rear garden is a wonderful outside space that spreads out with the benefit of many different uses. Adjacent to the house is a wide paved patio area, ideal for al fresco dining and socialising, this looks directly over the large lawn with its raised borders that are teaming with many beautiful plants and shrubs. Individual wooden planters also surround the perimeter of the patio and give another level of colour and delight. A clever automated watering system has been implemented throughout this quiet and peaceful garden that is obviously much loved and very well tended and includes cherry, pear, apple and plum trees as well as rhubarb, gooseberry and blackcurrant bushes. Along with a dog wash area, complete with hot water tap, there is a raised pond with a filtration system, summer house, childrens play house and further garden stores.

There is access to the rear of the garage, with its electric roller door opening to the front, that has a mezzanine floor giving extra storage space as well as housing the boiler. Beyond low fencing and gate, an excellent safety feature, there is the above ground pool that has an ASHP to heat it throughout the year. Decking surrounds the pool and reaches a concrete workshop which has the pool filtration system and more storage space. From this elevated spot there is a stream running past that forms the boundary to the property, further flower beds are filled with peonies and roses forming a picturesque spot.

Porchfield

A wonderful rural countryside village and just over two miles from the beautiful stretch of coastline at Thorness Bay, offering breathtaking walks with the beach a 25 minutes walk away. Porchfield is on the outskirts of the county town of Newport which is an approximate five-minute drive away, Cowes is just under ten minutes, making this an excellent position for those seeking a quiet neighbourhood. There is a village hall and the well known pub, The Sportsmans Rest, minutes from the property.

Further Information

Tenure: Freehold
EPC: D
Council tax band: E
Double glazed throughout
Oil fired central heating
Solar thermal system for hot water
Mains electricity, water and sewerage
Broadband: Wightfibre in area
Water softener
Smoke/light/heat detectors throughout the property
Insulated loft space





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Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 190.8 sq. metres (2054.0 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only.
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Plan produced using PlanUp.

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01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk