

48 BARING ROAD

Cowes, Isle of Wight



COUNTRYHOMES

— Hose Rhodes Dickson —

48 BARING ROAD

Cowes, Isle of Wight, PO31 8DE

Cowes 0.5 miles, Fishbourne 9.5 miles, Newport 5 miles, Ryde 11 miles, Yarmouth 12.5 miles (all approximate distances)

Set behind the historic wall that once enclosed the grounds of Northwood House is a fabulous family home situated within walking distance of the seafront and the famous yachting town of Cowes offering 6 bedrooms and generous family living accommodation. Throughout the ground floor the rooms all have attractive oak flooring, there is a good size welcoming hallway, large living room with bay window to front enjoying the views between properties opposite and sliding patio doors to the south facing rear garden. Glazed French doors lead through to the dining room with sliding patio doors overlooking the rear garden. Door from dining room to the useful study. A good size kitchen to the front enjoys dual aspect to the front and side creating a naturally light space with utility room off. On the first floor is a super landing with space for a couple of chairs and a coffee table in front of the sliding glazed doors which lead to the balcony at the front. There are 3 bedrooms and a bathroom on this floor including the Master Suite and a further 3 bedrooms and bathroom on the second floor. Leaded sealed unit double glazed windows throughout and gas central heating. Double garage and parking area to the front. Good size south facing garden to the rear backing onto Cowes Golf Course.

The town of Cowes is within half a mile of the property and is well known for its yachting facilities and hosts the world famous Cowes Week Regatta. Cowes is a vibrant area for shopping, with many boutique stores mixed in with nautical stores and quirky gift shops, restaurants and trendy coffee shops. The Red Jet high speed services to Southampton operates from Fountain Yard just off the High Street. The parade which sits to the west of the town front is a great place to take a stroll, and makes for an easy scenic walk along to the neighbouring village of Gurnard. Archway to:

OPEN ENTRANCE PORCH Wooden door with glazed inserts to:

ENTRANCE LOBBY Wooden floor, leaded window overlooking the front with views of the sea. Fuseboard. Wooden door with glazed inserts to:

HALLWAY A good size welcoming hallway with turned staircase to first floor. Built in cupboard under with light and shelving. Door to:

LIVING ROOM A generous size room with bay window overlooking the front with sea views between the houses opposite. Open fire to a stone surround and hearth. Double glazed sliding doors enjoying views over the garden. Wall light points. Two radiators. Glazed French doors to:

DINING ROOM A pleasant room with double glazed sliding doors enjoying views over the rear gardens. Door to:

STUDY Window overlooking the rear garden. Radiator.

CLOAKROOM/WC Hand basin fitted to a granite surround with useful storage under. Low level WC. Obscure window to front. Recessed halogen downlighters to ceiling. Radiator.

KITCHEN A good size kitchen with dual aspect to front with large bay window and side enjoying sea views between the properties. Wood fronted wall and base units with granite worksurfaces over incorporating a 'Carron Phoenix' sink unit with mixer tap. Halogen hob with extractor hood oven, double oven and warming drawer. Integral dishwasher, Bosch fridge and freezer. Recessed downlighters to ceiling. Breakfast bar area. Radiator. Door to:

UTILITY ROOM Fitted with wall and base units with stainless steel sink unit with monobloc tap. Plumbing for washing machine, space for tumble dryer and freezer etc. Window overlooking the rear garden. Downlighters to ceiling. Radiator. Door to side.

FIRST FLOOR

LANDING A super, spacious and light area with double glazed sliding door enjoying Solent views and giving access to the Balcony an ideal spot to enjoy the westerly sea views and to the front.

MASTER BEDROOM SUITE A generous double room with dual aspect to front with Solent views and to the side enjoying the westerly sea views. Radiator. Archway to Dressing Area with a good range of 'his and hers' built in wardrobes, recessed halogen downlighters, radiator. Window to rear overlooking the garden to the golf course beyond. Ensuite Shower Room A generous size with large walk in glazed and tiled shower, twin basins with monobloc taps set in a granite surround with useful storage cupboards under and large mirror over. Low level wc and bidet. Downlighters to ceiling. Fully tiled walls. Obscured window to rear. Radiator. Tiled floor with underfloor heating. Shaver point.

FAMILY BATHROOM A good size room fitted with a white suite comprising generous bath set within an attractive light blue tiled surround with part tiled walls, tiled and glazed shower cubicle, pedestal basin with monobloc tap and low level wc. Tiled floor with underfloor heating. Shaver point. Radiator. Downlighters to ceiling.

BEDROOM 2/SITTING ROOM Window overlooking the front enjoying the sea views between the properties. Radiator.

BEDROOM 3 A double room with window overlooking the rear garden to the golf course beyond. Radiator.

SECOND FLOOR

LANDING Access to loft space.

BEDROOM 4 A good double room with sloped ceilings and dormer windows to front enjoying the Solent views and to the rear overlooking the garden and golf course. Radiator.

BATHROOM Fitted with a white suite comprising panel bath with shower and glazed screen. Pedestal basin with monobloc tap and low level wc. Radiator. Dormer window to rear overlooking the gardens to the golf course beyond. Tiled floor with underfloor heating.

BEDROOM 5 A good double room with sloped ceilings and dormer windows to front enjoying the Solent views and to the rear overlooking the garden and golf course. Radiator.

BEDROOM 6 A single room with dormer window to the front enjoying the Solent views.

HEATING There is gas central heating via radiators throughout the property supplied by the Worcester boiler situated in the utility room. Underfloor heating to the bathrooms where specified.

OUTSIDE

A gravel driveway with parking and leading to the DETACHED DOUBLE GARAGE (20'6 x 19'4) with light and power, two up and over doors. Security light. Raised brick flower border. Red brick wall and flagstone steps lead to the front entrance with lawn area and gravel path leading to the side with metal gate. The south facing rear garden backs onto Cowes Golf Course and is a good size with a paved terrace immediately to the rear of the house accessed from the living room and dining room, ideal for al fresco dining and entertaining. Steps lead up to the lawn with shaped attractive planted borders creating interest to the garden. Circular patio, ideal for a seating area. Trellis arch to area with stepping stones.

EPC RATING C

COUNCIL TAX Band G

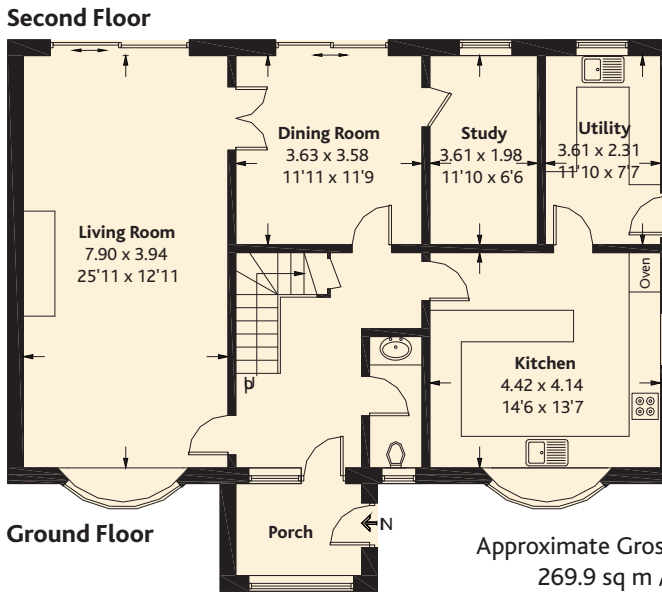
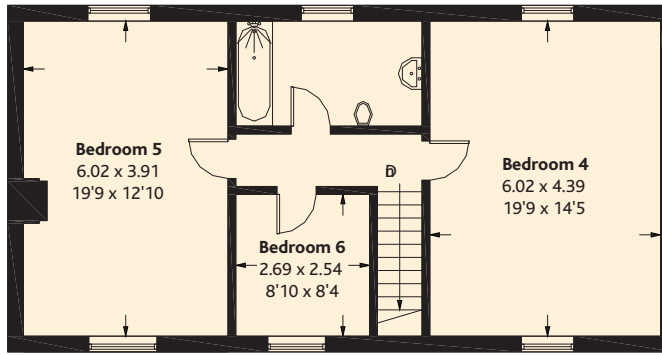
TENURE Freehold

SERVICES Mains electric, gas, water and drainage.

AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared. March 2018.





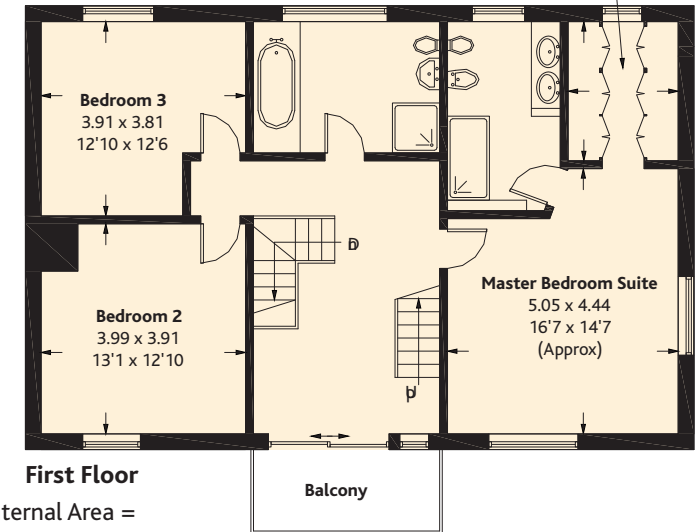
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by Hose Rhodes Dickson

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Dressing Area
 2.67 x 2.29
 8'9" x 7'6"



Approximate Gross Internal Area =
 269.9 sq m / 2905 sq ft



