

McCarthy  
& BOOKER



110 Baring Road, Cowes, Isle of Wight, PO31 8DW

**Guide Price £995,000**





\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

Beautiful five bedroom eco-built house in a desirable road in Cowes which has been designed by a local award winning architect. Open plan living with a stunning kitchen and living area, three bath/shower rooms, office, garden and the bonus of off road parking for several vehicles. Close to all of the amenities Cowes has to offer and in catchment of schools and college. Outstanding and must be viewed.

### Immaculate Designer home

Nestled in one of the most coveted areas of Cowes. This architect-designed home epitomises modern elegance whilst embracing state-of-the-art eco-functions which includes solar panels and an Eddi diverter to efficiently heat hot water. It is impeccable presented with five bedrooms, three bath/shower rooms, a stunning open plan kitchen/living area and gorgeous sea views from a cleverly positioned picture window.

### Interior

The immaculate interior is beautifully crafted boasting tasteful decor and impeccable attention to detail.

Throughout the property large windows are strategically positioned to maximise natural light and capture the mesmerising coastal scenery.

### Ground Floor:

The heart of the home is the expansive kitchen and dining area, featuring sliding doors that flood the space with natural light and seamlessly connect indoor and outdoor living. The open-plan layout enhances the sense of space and light, while sleek Amitco flooring with underfloor heating invites you to experience warmth and comfort in every corner. This bright and airy kitchen is equipped with two ovens, a five-zone induction hob, a tap with filtration system and a fabulous pantry for storage convenience.

There is a large stylish island breakfast bar to socialise around or unwind by the cosy log burner in the adjoining sitting area, creating the perfect ambiance for relaxation and entertaining.

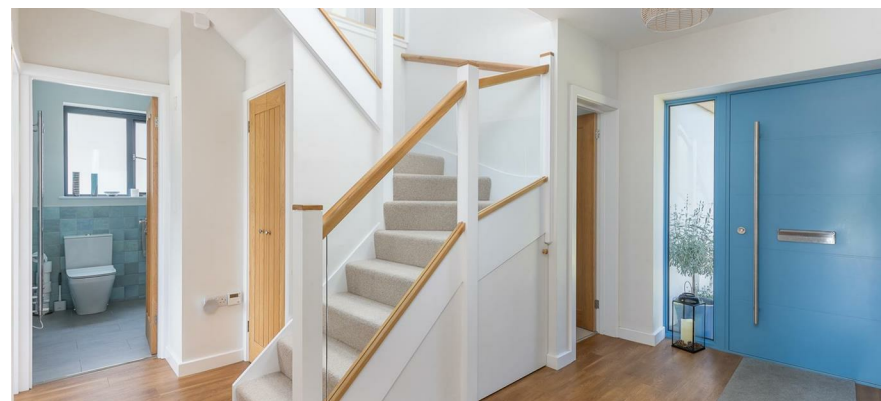
Stay organised with a practical utility room offering ample storage space, a sink and space/plumbing for a washing machine and tumble dryer, ensuring everyday tasks are effortless and efficient.

Two double bedrooms are on the ground floor both with built in wardrobes and one with an ensuite shower room. Finally on this floor is a dedicated office, ideal for remote work or pursuing creative endeavours as well as a stylish cloakroom.

### First Floor:

This level has three double bedrooms, all are bright and airy with one having plenty of under eaves storage. Another boasts beautiful sea views, a perfect way to relax at the end of each day.

A large shower room with stylish tiling completes this floor.





#### Exterior

Adjacent to the house is a deep paved patio providing a versatile outdoor living space with ample room for garden furniture making this a charming extension of the home's interior, perfect for creating memories with family and friends. The wide south-east facing rear garden with its well maintained lawn, has an apple and cherry tree.

The front of the house boasts a generously sized parking area capable of accommodating multiple vehicles, providing convenient off-road parking. To one side of the driveway is the garage, featuring an electric roller door for effortless access, as well as power and light provisions. This functional space offers secure storage for vehicles, outdoor equipment, and household essentials, ensuring convenience and peace of mind for homeowners.

#### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

#### Further Information

Tenure: Freehold

Council tax band: E

EPC: C

Underfloor heating and gas central heating via Valliant boiler

Modh Design home built between 2021-2022

Water Softener

8 Solar Panels, owned outright

Eddi hot water diverter for solar panels

Electric Velux windows



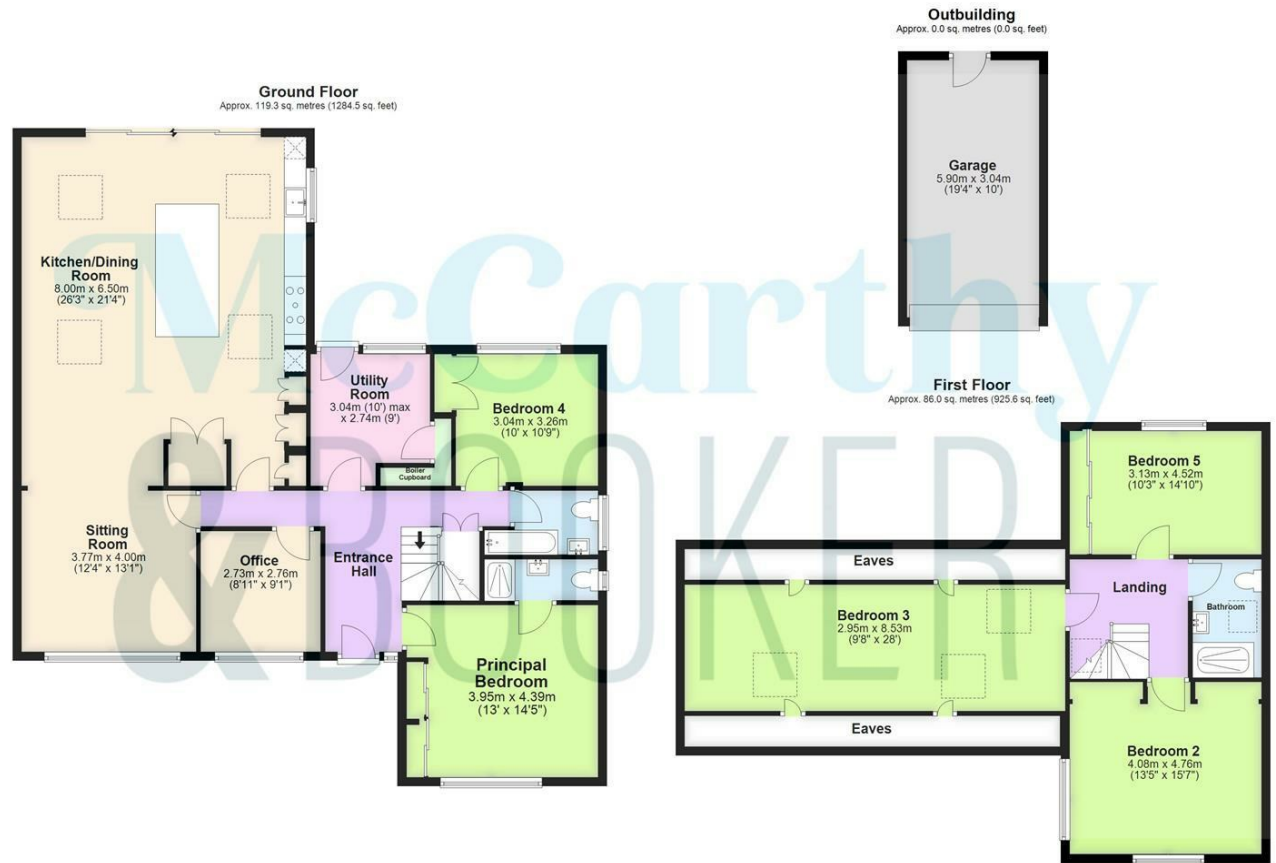
## Viewing

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. 205.3 sq. metres (2210.1 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 furniture icons may not reflect the actual design presents. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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