

McCarthy
& BOOKER



41 Sun Hill, Cowes, Isle of Wight, PO31 7HY
Guide Price £1,295,000



****360 VIRTUAL TOUR AVAILABLE****This superb 3 storey townhouse has been renovated to a very high standard and offer exquisite accommodation that includes 4 double bedrooms- 2 with en suites, a secluded walled garden with fantastic glass garden room set up as a bar for entertaining and a SUPERB roof top terrace that gives astounding panoramic views across Cowes Harbour across the Solent. All this together with a lock up store and 3 parking spots in the heart of town... what is not to fall in love with? Offered for sale CHAIN FREE

Cowes Old Town Property with ROOF TERRACE

This elegant three-storey townhouse has been completely renovated to an exceptional standard, exuding charm and sophistication. Nestled in the historic Old Town of Cowes, this property features a sun-drenched courtyard and a fabulous walled garden. This wonderful home can be offered as a 'turn key' property and is offered for sale CHAIN FREE.

Ground Floor

The ground floor boasts a fantastic and cosy space, including a sitting room and dining area comfortably seating 8. The walls throughout the reception areas have elegant panelling and complementing 'Herringbone' pattern Karndean flooring. The kitchen is well-equipped with granite work surfaces and opens into a useful utility and separate cloakroom.

First Floor

Ascend the beautiful staircase with cream carpets and panelling to the first floor, where you can find 3 double bedrooms, one with an ensuite and a well appointed bathroom.



Second Floor

The top floor boasts a stylish lounge bar with a small kitchen, perfect for hosting guests and a gorgeous principal bedroom suite.

Exterior

The sunroom located in the courtyard within a private walled garden, has bifold doors to two sides and doubles as a bar, creating an ideal space for entertaining. The incredible roof terrace, accessed from the 2nd floor offers panoramic views, stretching across the rooftops to Cowes Harbour and all the way to the Spinnaker Tower.

Number 41 boasts parking for 2-3 cars, along with a garage/store, is a rare and valuable asset in this conservation area, adding to the appeal of this remarkable home.

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 seafront.

'The Old Town' is set on, and around, the High Street where you can find 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

Services, Gas Central Heating, electric, water, mains drainage and fast WIFI.

EPC: C

Council tax band: F



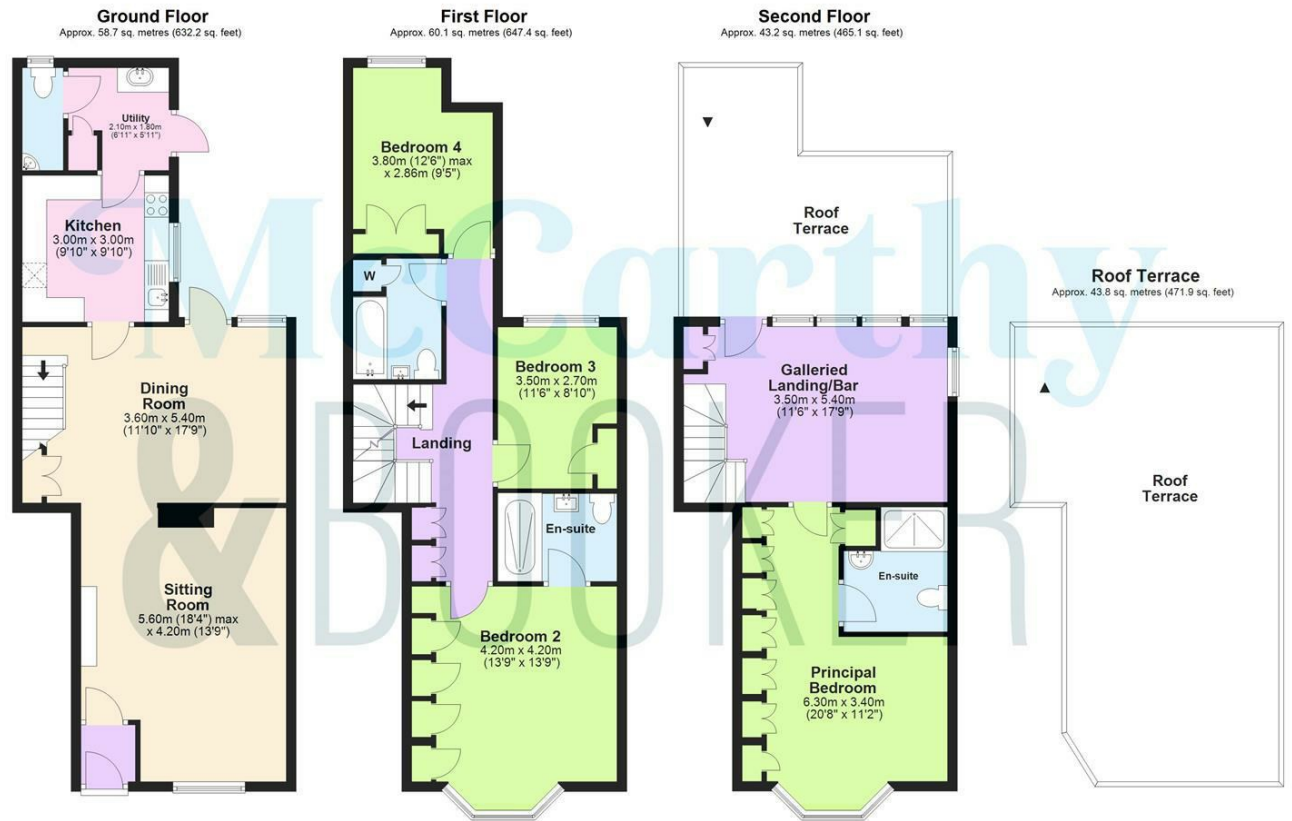
Viewing

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. 205.9 sq. metres (2216.6 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 present. Plan produced by Silver Arch Property Solutions Limited www.silverarchcps.co.uk. Plan produced using PlanUp.

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