

McCarthy  
& BOOKER



40 Newport Road, Cowes, Isle of Wight, PO31 7PW

**Guide Price £525,000**



Nestled in the heart of a central area with excellent travel links, this very well presented three-storey character residence is a testament to classic elegance and contemporary requirements. Renovated and refurbished to a good standard, this home seamlessly blends period charm with modern convenience, with three reception rooms, modern kitchen, cloakrooms on all levels and a great snug on the lower ground floor that could be an office or further bedroom. With off road parking for two vehicles and rear garden, this is ready to move into.

#### 3 double bedroom semi detached Victorian home

Nestled in the heart of a central area with excellent travel links, this very well presented three-storey character residence is a testament to classic elegance and contemporary requirements. Renovated and refurbished to a good standard, this home seamlessly blends period charm with modern convenience, with three reception rooms, modern kitchen, cloakrooms on all levels and a great snug on the lower ground floor that could be an office or further bedroom. With off road parking for two vehicles and rear garden, this is ready to move into.

#### Interior

Boasting timeless charm this home exudes character with its traditional facade and elegant proportions. Original internal doors, high ceilings and picture rails can be found throughout. Arranged over three levels, this property offers generous living spaces designed for modern lifestyles. With three bedrooms, three receptions, a kitchen, cloakrooms on all levels and a family bathroom, there's ample room for family living and entertaining guests. Many period features have been preserved, while others remain concealed, offering the new owner the opportunity to reveal them and add their own personal touch.

#### Ground Floor

Enter through the high, bright and airy entrance hall with low panelling decorated in soft warm contemporary tones, decorative corbels, column radiators and light wood laminate flooring. The staircase, with its turned spindles and newel posts, is a lovely focal point.

The ground floor boasts a games room with a bay window and a log burner nestled in the chimney recess, creating a cosy atmosphere for gatherings. The modern kitchen features dove grey wall and base units, integral appliances, a gas range cooker, stylish tiled splashback and a separate breakfast bar. A large sitting room offers built-in storage and shelving, with a log burner on a slate hearth providing warmth and ambiance.



### Lower Ground Floor

Descend to the lower ground floor, where you'll find a cloakroom, a laundry room with space and plumbing for washing machine and tumble dryer, and a snug with instant access to the garden. An attractive exposed brick wall gives character to this level and has its own kitchen area with cupboards and sink. A door leads to a storage room that could potentially be extended under the ground floor. This floor offers versatility for use as a self-contained bedroom, office area or additional living space.

### First Floor

This level features three spacious double bedrooms, each exuding its own unique charm and offering ample space for rest and relaxation. The principal bedroom boasts generous proportions and an abundance of built-in wardrobes providing ample storage space. A stunning feature fireplace adds warmth and character to this elegant room. Both remaining bedrooms on this floor are generously sized and thoughtfully appointed. Each features built-in cupboards for added convenience, with the mid bedroom boasting its own charming feature fireplace, adding a touch of character to the space. Indulge in relaxation in the family bathroom, which features a classic claw-foot tub. A separate cloakroom is steeped in history. Papered with original newspapers found in the house that date back to the 1930s, this unique feature adds a touch of nostalgia and character to the home.

### Exterior

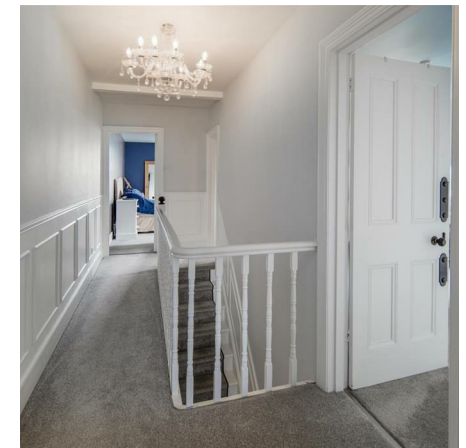
Step outside to the delightful easily maintained garden, with its garden store complete with power and light. The porcelain tiled patio adjacent to the house is a lovely area to relax and enjoy the peace and quiet. Between these two areas is mainly lawn with some flower beds. The fore of the property is block paved with parking for two vehicles and a storm canopy over the main entrance door.

### 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  
EPC: D  
Council tax band: D  
Central heating via Vaillant gas boiler



## Viewing

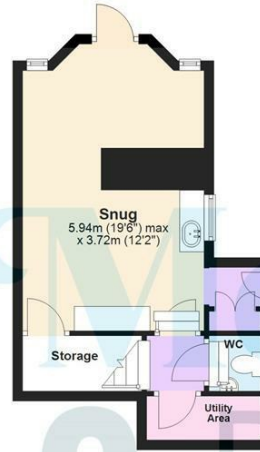
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

**Lower Ground Floor**  
Approx. 30.9 sq. metres (332.8 sq. feet)



**Ground Floor**  
Approx. 62.5 sq. metres (672.9 sq. feet)



**First Floor**  
Approx. 63.3 sq. metres (681.4 sq. feet)



Total area: approx. 156.7 sq. metres (1687.1 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 present. Plan produced by Silver Arch Property Solutions Limited www.silverarchcps.co.uk. Plan produced using PlanUp.

40 Newport Road, Cowes, PO31 7PW