

McCarthy
& BOOKER



Slipway Cottage The Parade, Cowes, Isle of Wight, PO31 7QJ

Guide Price £1,200,000



A Grade II listed three storey townhouse with a wealth of period features and charm. With two reception rooms, and each floor having a double bedroom and bath/shower room, there are outstanding sea views from the balcony on first floor as well as the roof terrace. Rarely available with two parking spaces and a bonus of being chain free.

Grade II Listed 3 bedroom townhouse

Located in a prime location on the waterfront, this historic building has unobstructed sea views from both the balcony and the roof top terrace. Set over three floors with a double bedroom and bathroom on each floor, two reception rooms, a courtyard garden and parking for two cars and/or a RIB. A wonderful opportunity to buy a historic building which was once owned by Chauncey Townshend, to whom Charles Dickens dedicated his novel Great Expectations.

Slipway Cottage - History

Townshend House and Slipway cottage were built around 1775 by James Deacon as a single residence called Clontarf. Chauncey Hare Townshend inherited it in the 1830s and it later became known as Townshend House. After Chauncey Hare Townshend died, the property passed into new ownership and by 1880 was divided into two homes – Townshend House and Slipway Cottage.

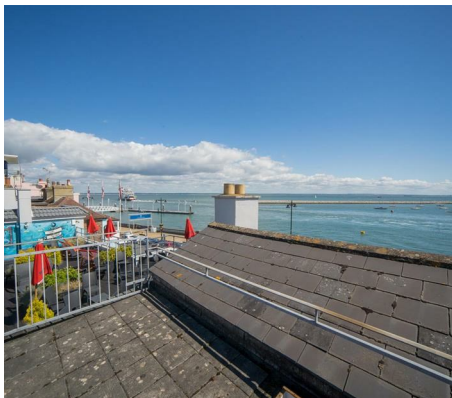
Slipway Cottage has not been on the open market since 1962. In 1979 it was Grade II listed. In 2010 renovation work was undertaken to the front wall of the house and in 2011 the work won an Isle of Wight Society conservation award.

Interior

Set over three floors with a roof top terrace, this period property has a wealth of original features and flexible accommodation. In true Georgian style there is a balanced interior layout with high ceilings and tall windows that allows the light to flood into each room.

Ground Floor:

Entering into a lobby that follows through to a reception/dining room with fireplace, half panelled walls and built in storage cupboards. An inner hallway has a bathroom and ground floor double bedroom leading from it as well as the rear door to the courtyard garden. A useful utility area has space and plumbing for a washing machine and a further storage area.



First Floor:

The long landing running the width of the property leads to a double bedroom, bathroom and separate wc at the rear of the property and storage cupboard. The marvellous bright and sunny sitting room with its feature fireplace, also has a balcony that over looks the harbour and beyond giving unobstructed views and gives an ideal opportunity to relax and enjoy the ever changing seascape. The kitchen is off this reception room and has a variety of light wood wall and base units with a contrasting wood worksurface.

Second Floor:

An extremely generous double bedroom with ensuite bathroom. From the hallway a ladder gives access to the roof top terrace where the fabulous sea views can be enjoyed further.

Exterior

Unusually for this location in Cowes, Slipway Cottage has parking for two vehicles or a vehicle and RIB. Mature shrubs give bursts of colour either side of the hard stand driveway. A wooden fence, with entrance gate, gives privacy and security across the front of the property. A courtyard garden, paved with some original flagstones, is at the rear of the property with a passageway leading to nearby Watchouse Lane.

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. Historic 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.

A recent flood survey shows Slipway Cottage and Townshend House are very unlikely to flood in the coming years. According to historic records flooding by the sea has never happened in the 250 years since the houses were built.

Further Information

Tenure: Freehold
Council tax band: F
Gas central heating



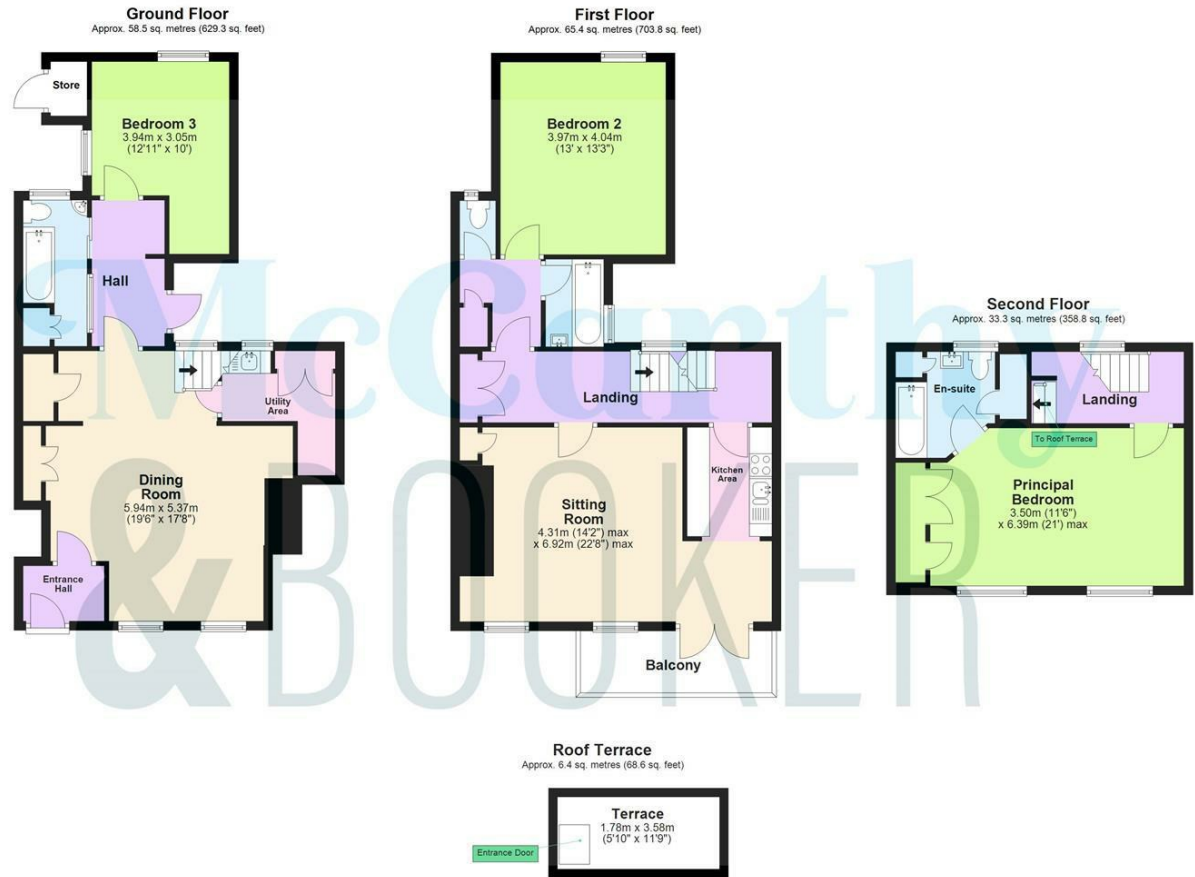
Viewing

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. 163.6 sq. metres (1760.5 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.silverarchps.co.uk. Plan produced using PlanUp.

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