

McCarthy  
& BOOKER



2 The Pippins Bellevue Road, Cowes, Isle of Wight, PO31 7UU

**Guide Price £565,000**



A versatile detached home with parking for several cars in this convenient and popular area.

Two first floor double bedrooms with ensuites and four reception rooms on the ground floor which have been utilised as two bedrooms, sitting room and dining room.

The beautiful garden with many outdoor storage options also has decking the width of the property, a marvellous space to enjoy the sea and far reaching views.

#### A versatile detached home in central Cowes

This secluded development, with only four properties, is located off a private road in central Cowes. It's flexible accommodation has two double bedrooms, both ensuite, on the first floor and four reception rooms, or two receptions and two ground floor bedrooms, found on the lower level. A large decked terrace leads to a fabulous mature garden that looks out over Cowes and across The Solent. Additionally there is a kitchen, large utility and integral garage plus a driveway for several vehicles. This is a great opportunity to buy a large home and garden with that all important off road parking.

#### Interior

This is a very flexible and spacious home with a wealth of opportunities to use as you would wish. A four bedroom house which would include two bedrooms downstairs, or a two bedroom and four reception home or anything in between. Decorated in neutral colours and in very good order, this property is ready for a new family and for you to make it what you need.

#### Ground Floor:

A useful porch opens into the hallway which is wide and bright. Currently configured as an office, downstairs bedroom, sitting room and separate dining room. There are dividing doors between the sitting room and dining room giving easy access between the rooms. The sitting room has French doors to open directly onto the decking and give sight of the garden and its delights outside.

A useful coat store is within the hallway which curves around to the large downstairs bathroom with over head shower, basin and wc.

The kitchen has terracotta tiled flooring, wooden base and wall units which include a 4 ring gas hob and oven. There is space and plumbing for a dishwasher as well as room for a breakfast table. Off the kitchen is a convenient utility room with space and plumbing for a washing machine and tumble dryer, with additional storage space and work surface.

Access to the garage is through an internal door where further storage space can be found.

#### First Floor:

The landing has an airing cupboard and gives access to two light and airy double bedrooms, both with ensuite shower rooms and under eaves storage. One has a built in wardrobe and glorious sea views.



#### Exterior

The front garden is low maintenance with mature plants, climbing roses and a side access to the rear of the property. In front of the internal garage there is space for 4/5 vehicles on the block paved driveway, very convenient.

The rear garden has a deep decked area the width of the house and gives a fantastic al-fresco eating area where you can enjoy this peaceful and quiet garden with its super views. This beautifully maintained outside space with its expanse of lawn, has several garden stores, greenhouse and a work shop, perfect for storage or could be altered into an outside garden room.

A large garden pond can be found near the end of the garden which has mature plants around and water lilies within. A wooden pergola, with roses winding through, stretches across the garden that has been lovingly tended and developed over the tenure of the current owner, a calming and green oasis to relax and unwind.

#### 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.

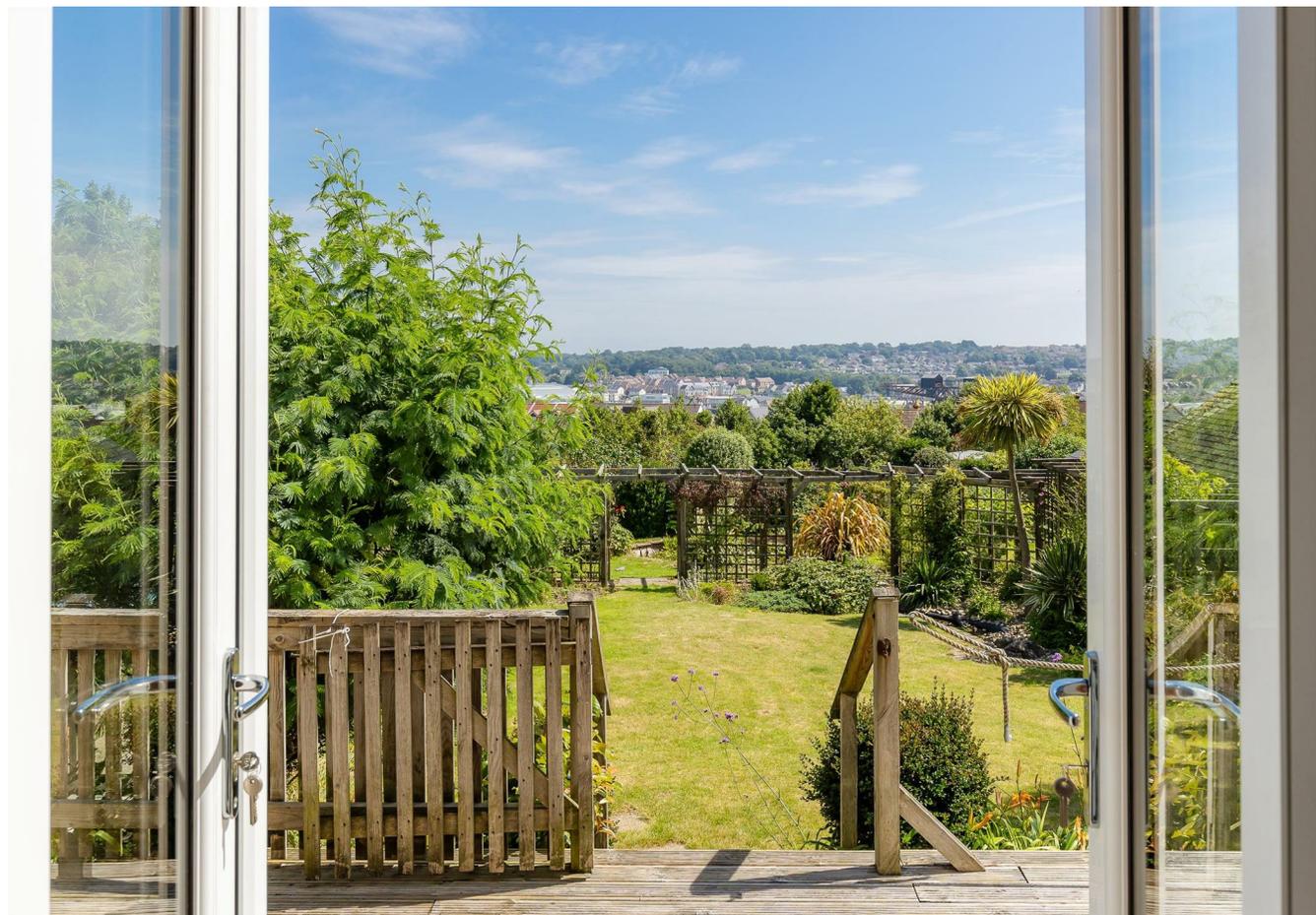
#### Further Information

Tenure: Freehold

EPC: C

Council tax band: E

Gas central heating via Ideal 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.



Ground Floor



Floor 1