



Candleshoe Cottage Church Road, Cowes, Isle of Wight, PO31 8HA

**Guide Price £585,000**





This delightful cottage is located in Old Town Cowes and offers a perfect blend of character and modern living.

With three well-proportioned bedrooms, or two bedrooms and a versatile office/playroom, two bath/shower rooms and a welcoming open plan kitchen/dining and living room. Minutes from the main High Street but set in a quiet location, this property includes the convenience of off road parking and a courtyard garden with the bonus of being chain free.

## A quaint two/three bedroom cottage

Located in Old Town Cowes, this quirky and spacious property has bags of character and a long open plan sitting room/kitchen dining area. It has two bath/shower rooms, one on each floor, and a third bedroom on the ground floor but this room has flexible uses, such as an office/den or playroom. Along with a paved courtyard garden around the front of the property, it also has parking for one vehicle and is available chain free.

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### Interior

A quirky and charming period cottage which is well maintained with a welcoming feel and is neutrally decorated throughout.

#### Ground Floor:

The lobby area is bright and spacious and fans out to the left and right. It has plenty of room for shoes, coats and outdoor paraphernalia and a practical tiled floor. To the right is the third double bedroom which is currently utilised as an office, this has double French doors that open out to the courtyard. Directly ahead from the entrance door, is a useful shower room that is fully tiled, with a quadrant cubicle, basin and wc along with a useful recessed storage area. Leading off the hallway to the left, is the spacious open plan sitting room and kitchen dining area, with a staircase leading up to the first floor, and wide wooden floorboards throughout. The sitting room is cosy and has a log burner set within the chimney breast with a black granite hearth beneath, to the right is a built in dresser and low level cupboards giving ample storage facilities. The final area on this floor is the kitchen which has masses of natural light flooding in from the stylish lantern sky light and the pair of double French doors that open into the courtyard. The thick, sturdy traditional wooden wall and base units are painted a sea green colour which contrasts beautifully with the black granite worksurface that flows around the kitchen and continues on the island. Within the cupboards are an integrated dishwasher, oven and 4 ring gas hob and white 'Belfast' sink. To one side is a useful utility cupboard that not only houses the boiler but has space and plumbing for a washing machine and further storage.

#### First Floor:

This level has two bedrooms and a 'Jack and Jill' bathroom.

The two double bedrooms both have high ceilings and are bright and airy, perfect for relaxation. The principal bedroom has built in wardrobes and direct access to the bathroom. This fully tiled bathroom, in turn, has a door to the main hallway and comprises of a bath with hand held shower attachment, basin and wc.

### Exterior

Through black wrought iron gates there is off road parking, constructed of pavers, for a vehicle. This continues through into the large courtyard that has a raised border that contains mature plants and bushes. This area gives access to the main entrance door, the kitchen/dining room area as well as the third bedroom/office.

### 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.

'The Old Town' is set on, and around, the High Street which has 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 you can find the Red Funnel car and passenger ferry to the mainland.

### Further Information





Tenure: Freehold  
 EPC: D  
 Council tax band: D  
 Gas central heating via Glowworm boiler  
 Log burner  
 Broadband: Superfast is available in this area  
 Mains electricity, gas, water and sewerage  
 Loft access in hallway, ladder and light

### 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.

**McCarthy  
&BOOKER**

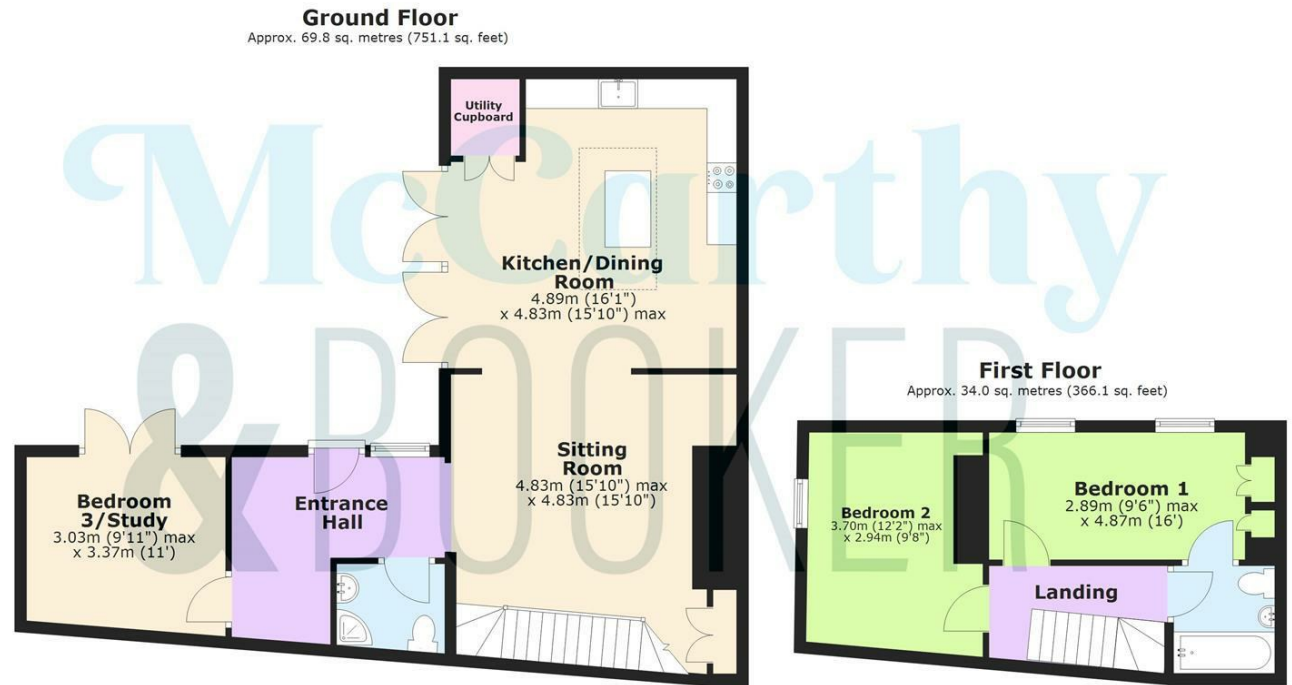
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Total area: approx. 103.8 sq. metres (1117.2 sq. feet)

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