



McCarthy
& BOOKER

8 Redshank Way, Island Harbour, Newport, Isle of Wight, PO30 2QG



3 storey, 3 bedroom yachtsman's end of terrace cottage located at the popular Island Harbour Marina development with 12 metre pontoon mooring! Viewing is highly recommended!

A three storey three bedroom Yachtsmans cottage

This end of terrace cottage is located at the popular Island Harbour Marina development. This lovely property comes with the use of a 12 metre pontoon mooring which is found close to the property!

Interior

Ground Floor:

Front door opens to the hallway with stairs to the upper levels. A newly fitted contemporary grey kitchen has a good range of base and wall units with 'Minerva' cool work surface that incorporates a one and a half stainless steel basins. Integral appliances include a slimline dishwasher, 5 ring induction hob with fancy modern extractor, fan assisted double oven with combination microwave/oven. There is also a fabulous pantry cupboard and space for a tall fridge freezer too along with a useful understairs cupboard.

The good sized cosy sitting room has a brick fireplace with wooden mantel and hidden wiring for a wall mounted tv. French style doors open to the private courtyard garden.

There is a refitted cloakroom with a low level WC and basin with storage.

First Floor:

Currently used as a snug which overlooks the rear to a pretty green and pond area with a beautiful willow tree. This room has both a double and single built in wardrobes/cupboards.

Fitted with a bath and overhead shower attachment, low level WC and basin as well as space/plumbing for a washing machine.

A double room that has a window overlooking the front with water glimpses and includes a cupboard housing the hot water cylinder and space for linens.

Second Floor:

The landing gives access to the loft, and leads to a generous double room with glimpses of the marina with its floating paraphernalia. It has a double and single built in wardrobe.

The bathroom is fitted with a bath and overhead shower, low level WC, bidet and basin with vanity style storage underneath.

Exterior

There is a sunny courtyard garden to the rear with a small garden store.



Island Harbour

Set in a beautiful and secluded valley, yet in a central location, Island Harbour is the perfect base from which to explore the Island and the Solent. Located in navigable water on the River Medina, the marina is approximately 2 miles upstream from Cowes, just above the Folly Reach. As a site of Special Scientific Interest and an Area of Outstanding Natural Beauty, the marina is home to many species of birds and wildlife. Meadows and woodland copses slope down to the marina's edge. A stroll along the nature trail allows you to fully appreciate the seclusion and tranquillity of the marina site. With just under 100 properties, Island Harbour is home to permanent residents, secondary residents and holiday makers alike. The locked harbour is a safe and secure place to moor a boat or just visit for the day. Other amenities include a chandlery, boat builders with a repair workshop, 50 ton hoist and slip crane, hard standing, showers and laundry room. The development is surrounded by well-kept communal grounds that include a meadow, an open field which has been purchased by the residents to provide private dog exercise space and a BBQ area. The estate benefits from 6 Project Pev Pro electric charging points which are available to residents. There is a walk/cycle trail that leads you to Newport along the River Medina with beautiful views.

Other Information

Maintenance Charges: All communal areas are managed by John Rowell Estates and include pathways, communal gardens, parking areas, meadow and pontoon moorings with an annual charge currently £1100 per annum.

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Mains water, sewerage, gas and electricity

Double glazed throughout



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.

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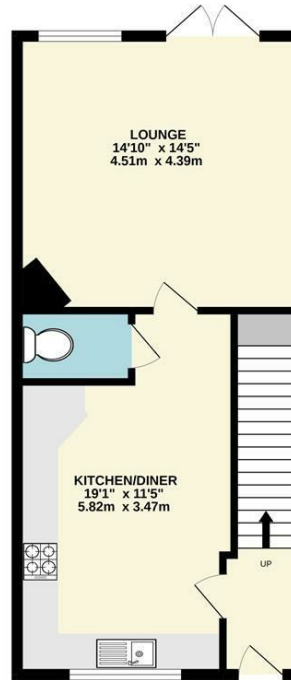
| hello@mccarthyandbooker.co.uk

| The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

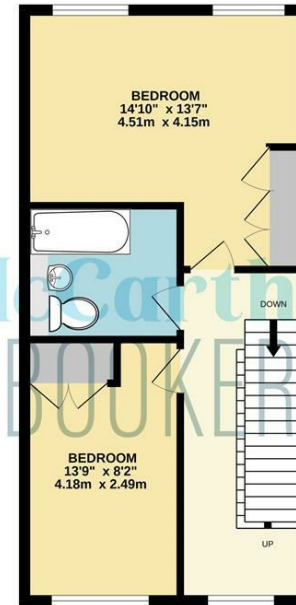


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GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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