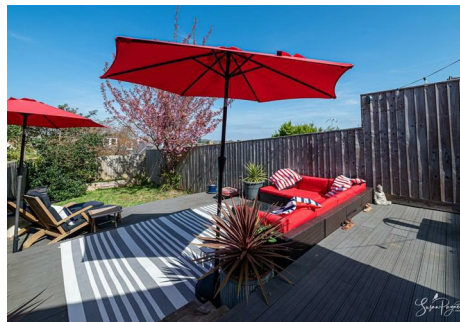




Leeway House

81 Mill Hill Road, Cowes, Isle of Wight PO31 7EQ



Perfectly positioned to enjoy all the benefits of this vibrant coastal town, Leeway House has been beautifully renovated to a high standard and boasts sea views, spacious accommodation throughout, driveway parking and a rear garden.

- Extraordinary four-bedroom detached family home
- Generous accommodation arranged over three floors
- Three bathrooms, cloakroom and utility/drying room
- Complies with holiday letting regulations
- Promenade, marina, town-centre and schools nearby
- Extensively renovated and upgraded throughout
- Period features enhanced with stylish, chic decor
- Low-maintenance rear garden, perfect for entertaining
- Approved planning to extend the ground-floor
- Short walk to high-speed mainland ferry links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Leeway House has been the subject of a masterful renovation project over recent years to create a fabulous home which has been carefully considered for modern-day living. Recently featured in 'Hello' magazine, the property is full of period early 1900s character, which has been enhanced and added to with a stunning interior design scheme throughout, and the layout has been thoughtfully updated. In addition to the styling, recent upgrades include a new distribution board, a rewire, new heritage style radiators and hardware, and the replacement of all three bathrooms. Large rooms sizes, ample bathrooms and a flowing floorplan combine to offer a versatile home which would make a wonderful family residence or a large second/holiday home which can easily accommodate 8 – 10 guests. Leeway House has operated as a successful holiday let in the past, and so conforms to all regulations, and also offers further potential with the benefit of approved planning permission (IOW Planning Ref : 22/00005/HOU) to extend the ground floor to provide a 7.5m x 5.5m kitchen/diner with doors to the garden. Accommodation comprises a welcoming entrance hall, a spacious living room which is open-plan to an enchanting snug, a kitchen and dining/breakfast room, with doors to the garden and a walk-in pantry, a useful utility/drying room and a cloakroom on the ground floor, with two large double bedrooms, one of which has an ensuite shower room, and a bathroom on the first-floor, with a further two double bedrooms and an ensuite shower room on the top floor.

Conveniently close to a wide range of amenities, the bustling town centre of Cowes is just a short walk away and offers visitors a mix of wonderful boutique shops, independent restaurants, bars and cafes along with the high-speed Red Jet foot passenger service to Southampton. This vibrant seaside town is a magnet for the sailing community and each year plays host to the world-famous Cowes Week and is also the starting point for the Round the Island yacht race. Situated just one mile from this lovely home is the picturesque, pebble and shingle beach at Gurnard, where wonderful family days out can be enjoyed. Offering safe bathing and some amazing sunset views, the beach also has a large sloped green and children's play area behind. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary from where the regular Red Funnel car ferry service to Southampton can be found as well as Queen Victoria's former residence, Osborne House. Just a 10-minute drive from the property is the Island's principal town of Newport, which also provides a wide range of shops, restaurants and cafes. Regular public transport is within easy reach, with bus stops located on lower Mill Hill Road.

Welcome to Leeway House

With a block paved driveway to the front, a well-presented grey entrance door has attractive stained-glass panelling and is sheltered by a porch canopy, creating a welcoming entrance.

Entrance Hall

extending to 23'10 (extending to 7.26m)

The entrance hall creates a fantastic first impression, with period features including glorious wide stripped pine floorboards, high ceilings and decorative mouldings and skirtings, and enhanced with heritage style fixtures and a chic neutral colour scheme. Doors lead to the snug and to the kitchen, stairs lead to the first-floor, and there is a useful under-stairs storage area.

Snug

A cosy space, with period grandeur and a large-scale bookcase fitted to one wall. The stripped pine floorboards continue, and flow through an open arch to the living room.

Living Room

13'05 x 11'11 max (4.09m x 3.63m max)

The spacious living room is bathed in natural light from a window to the front aspect which features stained glass detailing. The period features continue, and the room is arranged around a characterful chimney breast which is home to a woodburning stove.



Kitchen and Dining/Breakfast Room

A social space at the heart of the home, the kitchen enjoys an open-plan layout which connects to the dining/breakfast room. The kitchen cabinets wrap around to make the most of the available space, with a peninsula dividing the space, and are finished in a soft grey shaker style, complemented with wood-laminate worktops, beautiful tiled splashback and wood-finish flooring. Integrated appliances include an oven and hob with an extractor hood, and the peninsula is home to a dishwasher, inset composite sink with mixer tap and also benefits from feature lighting over. A lobby to the rear of the kitchen provides access to the utility/drying room and cloakroom. The dining/breakfast room is perfectly proportioned to accept a large table, perfect for entertaining, and has French doors which connect seamlessly with the garden. To one end, a newly created walk-in pantry features beautiful vintage glazed doors, and provides an abundance of useful storage and display space.

Utility Room

This handy utility/drying room has space for appliances and there is a Worcester gas combination boiler positioned on the wall. With an opaque-glazed window to the side aspect, this room benefits also from a practical tiled floor, built-in shelving, and a sliding door which opens to a cloakroom.

Cloakroom

Providing convenient facilities for the ground floor level, this useful cloakroom has a modern white suite consisting of a dual flush WC with a shelf above and a rounded pedestal hand basin with a chrome mixer tap and a white tile splashback. The slate tiled floor and light grey wall decor continue.

First Floor Landing

A characterful turning staircase has a neutral stair runner and leads up to the split level first floor landing. Contemporary tones mix with a fresh white balustrade and whitewashed floorboards to enhance the charm, and doors lead to the bathroom and to bedrooms one and three.

Family Bathroom

Located midway upon the split-level landing, this enchanting bathroom enjoys tongue and groove wall and ceiling panelling in elegant coastal hues and beautiful marble-finish floor tiles. The white suite comprises a pedestal basin with heritage style taps and vintage wall lights over, a freestanding slipper style bath and a matching WC. The bathroom also features a window to the rear aspect.

Bedroom One

14'03 max x 13'06 max (4.34m max x 4.11m max)

This naturally light and generously proportioned bedroom enjoys a fabulous set of French doors which open to a Juliet balcony to the front aspect, and a wealth of period features including a decoratively patterned ceiling, dado rail, floorboards and a grand, cast fireplace set into a chimney breast. A door leads to an ensuite shower room.

Ensuite

Recently refreshed, the ensuite blends coastal white and blue wall tiles, attractive marble finish floor tiles and heritage style sanitaryware, including a pedestal basin and a matching WC, and a generous shower spans one end of the room.

Bedroom Three

16'0 into bay x 9'11 max (4.88m into bay x 3.02m max)

Well-proportioned and light, bedroom three benefits from a box-bay window providing a lovely view over the bustling town with fabulous sea views beyond. A white-painted built-in wardrobe with double doors fills and alcove to the side of a chimney breast which has a charming cast-iron fireplace with a white surround. Bedroom three is finished with crisp white decor with a stylish botanical feature wall and wood panelling, and the whitewashed floorboards flow through from the landing.



Second Floor Landing

Stairs provide access to a second-floor landing which benefits from natural light from a window to the rear aspect, a white balustrade and space for additional furniture. Neutral walls and whitewashed floorboards combine, and doors lead to both bedrooms on this floor.

Bedroom Two

Another spacious bedroom, with wood panelling finished in a fashionable green hue, neutral walls, fabulous floorboards and a chimney breast with a cast fire set in a tiled hearth. A pair of windows look to the front aspect and fill the room with natural light, and doors lead in to the ensuite.

Ensuite

Perfectly proportioned, the recently updated ensuite has a stylish mix of wall tiles and marble-finish floor tiles, a shower to one end of the room, a heritage style pedestal basin and a WC.

Bedroom Four

The fourth bedroom is beautifully presented, with a blue battened feature wall, neutral walls, and a window to the rear aspect with sea views. There is a characterful chimney breast with a cast fire on a tiled hearth, and the room is finished with fabulous floorboards.

Garden

Enjoying lovely sea views beyond the rooftops, a low-maintenance rear garden is accessed via a set of French doors from the rear of the property. A recently refinished dining terrace features composite decking and provides a fabulous spot for alfresco dining. A lower level of terrace creates a perfect seating/lounging area, and leads down to a lower lawn which features a built-in planter and a magnificent mature tree. A side path connects the rear garden to the front.

Parking

The property comes complete with the added bonus of off-road parking for up to two vehicles on a block paved driveway directly in front of the property.

Beautifully presented and extensively upgraded throughout, Leeway House presents a wonderful opportunity to purchase a substantial home in the heart of Cowes. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

The property could be available fully furnished, subject to separate negotiations.

Tenure: Freehold

Council Tax Band: E (Approx. £2,856.24 for 2024/25)

Services: Gas Central Heating, Electricity, Mains Water and Drainage

The house complies with requirements to be holiday let, including:

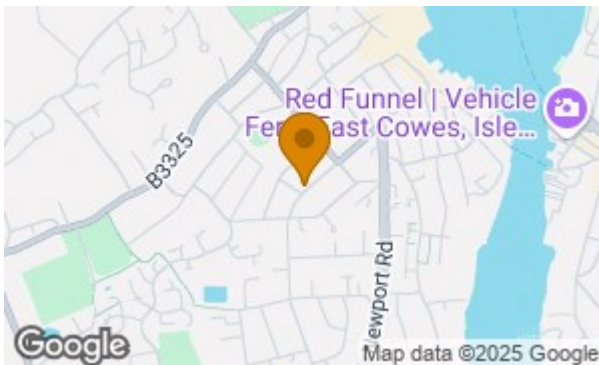
- Integrated smoke detectors.
- CO2 detectors.
- Boiler inspection certificate.
- Electrical certificate.



Approx Gross Internal Area
154 sq m / 1654 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

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