

SPENCE WILLARD



17 Market Hill, Cowes, Isle of Wight



# *A charming period town house occupying a prime position within the Old Town Conservation Area with a garage, garden and sea views*

VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

[WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



This characterful period house provides accommodation over four storeys with some really nicely proportioned principal rooms. The property underwent extensive works around twenty years ago when it was purchased including rewiring and a new roof. The house is not listed and would now benefit from some modernisation. It has an attractive west facing courtyard garden to the rear as well as an integral garage capable of housing a medium-sized car with ample additional space for a tender above.

The property occupies a great position on Market Hill with some good views over both the town and Solent as well as towards Northwood Park to the rear. Cowes is world-renowned for its sailing and yachting facilities and benefits from a good range of independent shops, restaurants and bars. The Red Jet ferry terminal provides regular high speed (25 mins) passenger ferry services to Southampton, (with onward rail links enabling London Waterloo to be reached in less than 2 hours).

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

**DINING ROOM** A spacious and characterful room with generous proportions. Partially floored with flagstones, there are exposed beams and a fireplace housing a wood burning stove with an antique pine surround. Part glazed door to garden. Staircase to first floor.

**KITCHEN** Fitted with an extensive range of limed oak-fronted cupboards with work surfaces and a 1 ½ bowl stainless steel sink unit. Space for dishwasher, fridge and washing machine, integral double oven and SMEG four-ring gas hob with extractor over. A dual aspect room overlooking the garden with a stable door opening to the garden.

**INTEGRAL GARAGE** With sliding door to the front elevation providing a highly useful garage/store with good ceiling height along with a hoist fitted suitable for a small tender. Work bench, power, lighting, gas and electric meters and shelving for logs. Wine store.

#### **FIRST FLOOR**

**GALLERIED LANDING** Understairs cupboard.

**SITTING ROOM** A nicely proportioned room with a bay window from which views of The Solent can be enjoyed. Original floorboards and an attractive open fireplace with a decorative cast iron and timber surround.

**STUDY/BEDROOM 4** With an outlook over the rear garden, built-in cupboard housing Vaillant gas-fired boiler, wood panelled walls.

**CLOAKROOM** Washbasin and WC.

Original staircase with elegant handrail and spindles leading to:

#### **SECOND FLOOR**

**BEDROOM 1** A good size double bedroom with views across The Solent to the Hampshire coast. Built-in cupboards.

**BATHROOM** Large bathroom with roll top bath, washbasin, WC and bidet. Built-in cupboards, one of which houses an insulated hot water tank. Outlook towards Northwood Park.

#### **THIRD FLOOR**

**BEDROOM 2** A double bedroom with superb views over the roofscape of the town, the harbour entrance and The Solent.

**BEDROOM 3** A wide window provides views over Northwood Park. Washbasin and shower.

#### **OUTSIDE**

There is an attractive rear courtyard garden designed to be low maintenance with a good size paved seating and dining area surrounded by raised borders, planted with an array of shrubs that provides year-round colour and privacy.

**SERVICES** Mains water, electricity, drainage and gas. Gas-fired central heating.

**EPC** Rating D

**TENURE** Freehold

**COUNCIL TAX** Band E

**POSTCODE** PO31 7TR

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

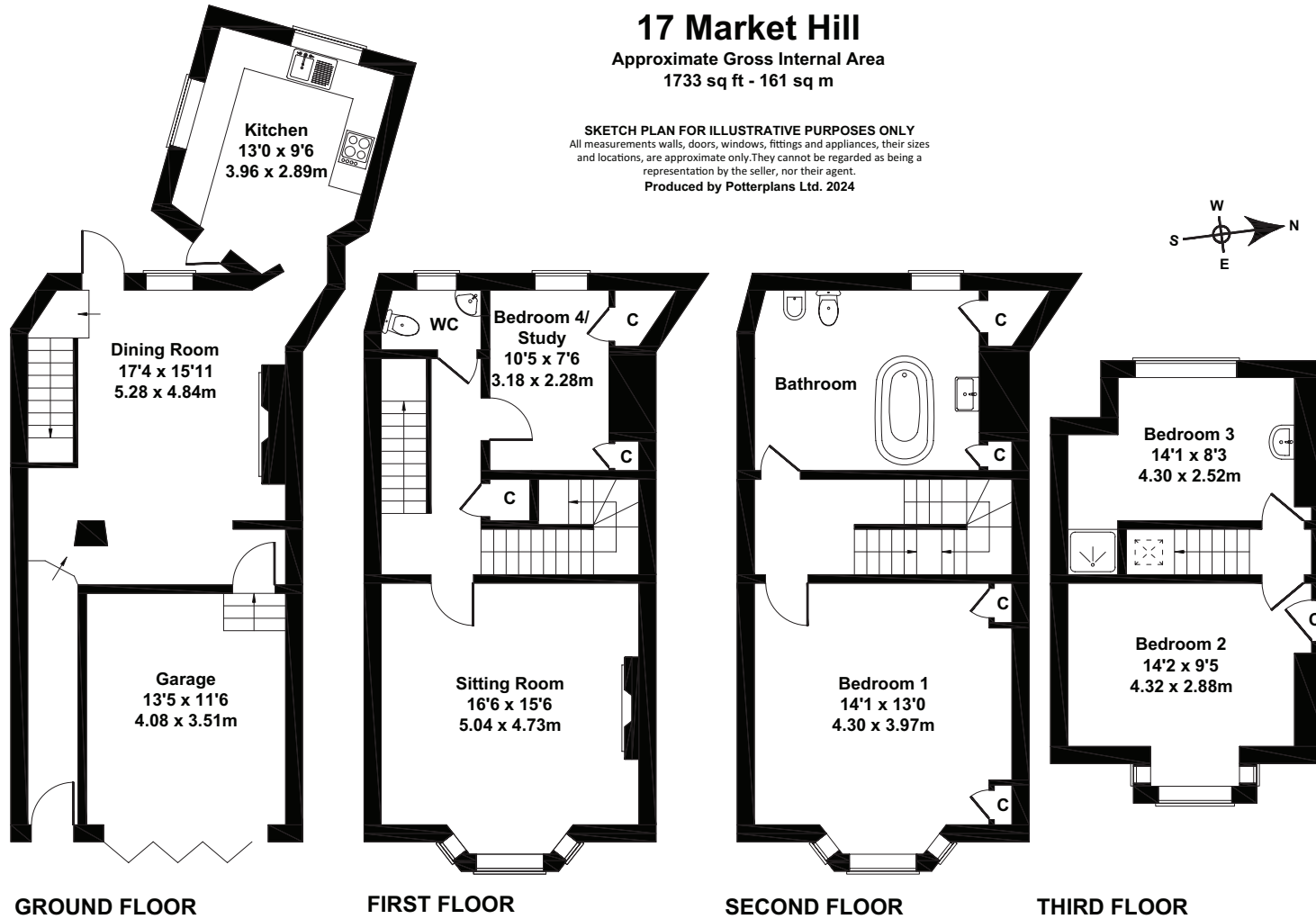




# 17 Market Hill

Approximate Gross Internal Area  
1733 sq ft - 161 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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