

SPENCE WILLARD



The Cottage, 71 High Street Cowes, Isle of Wight

A rare opportunity to acquire a superb waterfront townhouse with its own private pontoon mooring and enjoying stunning harbour and sea views

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Wonderful views of Cowes Harbour and The Solent can be enjoyed from all levels of this three-storey townhouse situated in the old town of Cowes. This stunning four-bedroom property features a sociable open plan kitchen/dining/living room opening on to a terrace where al fresco dining and entertaining can be enjoyed whilst watching the harbour and Solent activity. A principal bedroom suite is located on the second floor with its own seating area which leads onto a large terrace with spectacular far reaching sea views. On the ground floor there are three further bedrooms, a bathroom, shower room and a spacious sitting room with bifold doors opening onto the large terrace with views of the harbour. A rare feature of this fabulous property is the 14m private pontoon with mooring on either side which is accessed from the private garden with boat hoist. All in all, a unique opportunity in this desirable area of Old Town Cowes.

The property can achieve an impressive income from short term lets. In 2023, it averaged a weekly rental of over £6,000 (over 7 weeks) with potential to significantly extend this.

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week. Southampton is easily accessed via the Red Jet high-speed passenger ferry, with direct trains to London. Some of the country's most prestigious yacht clubs, including The Royal Yacht Squadron, The Royal Ocean Racing Club, The Royal London Yacht Club are a short walk away and the Island Sailing Club is adjacent. The popular High Street, boasts an excellent array of independent shops, bars and restaurants.

The Cottage can either be accessed from the passageway between the Island Sailing Club and The Lloyds Bank Building or via the communal entrance of The Lloyds Bank Building (which it adjoins) from the High Street entrance which accesses the first floor of The Cottage.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Stairs to first floor and door to inner hall.

SITTING ROOM A generous room with inset living flame fire to chimney breast and bifold doors across the rear elevation with superb views of the harbour and giving access to a **LARGE DECKED TERRACE** with glass balustrading and enjoying the sea views. **ENTRANCE PORCH**, providing alternate access to The Cottage.

BATHROOM Bath with shower over, basin with monobloc tap fitted to a contemporary high gloss unit and WC. Cupboard with plumbing for washing machine and space for tumble dryer.

BEDROOM 2 A double room with built-in wardrobe and cupboard.

BEDROOM 3 A small double room with built-in wardrobe.

BEDROOM 4 An ideal bunk room.

SHOWER ROOM Large walk-in shower, twin basins to high gloss contemporary drawer unit with Grohe monobloc tap and backlit mirror over, WC.

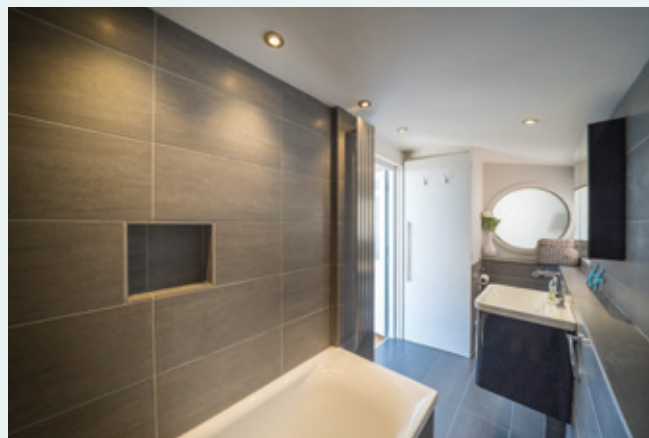
FIRST FLOOR

LANDING Stairs to ground and second floors. Door to a further **ENTRANCE LOBBY** with access to The Lloyds Bank Building communal entrance onto the High Street.

KITCHEN/LIVING ROOM A stunning sociable open plan room with superb views over the harbour to The Solent beyond:

The **KITCHEN AREA** is fitted with an extensive range of high gloss units with white 'Corian' work surfaces with inset 1 ½ bowl sink. Integral appliances include AEG gas hob with extractor hood over, fridge/freezer and Bosch dishwasher, wine cooler. A large central island housing the AEG electric oven, microwave and warming drawer provides a large dining/breakfast bar. There are folding doors between the kitchen and living room to create a versatile space dividing the two areas, if required.

The **LIVING ROOM** has a living flame gas fire, a large bay window incorporating French doors providing access to a decked **TERRACE**, ideal for al fresco dining and entertaining with steps leading down to the ground floor terrace and garden.





SECOND FLOOR

PRINCIPAL BEDROOM SUITE With magnificent far-reaching views across The Solent and comprising a large principal bedroom with two built in wardrobes and opening to a **SEATING AREA** with floor to ceiling windows with French doors opening onto a large **TERRACE**.

SHOWER ROOM EN SUITE Shower, contemporary basin fitted to a two-drawer unit and WC. Velux roof window.

SEPARATE WC Hand basin and WC. Cupboard housing gas boiler.

OUTSIDE

Fabulous sea views can be enjoyed from large terraces at each level of the property. At ground floor level there is an extensive decked terrace with glass balustrading and steps down to the private waterside garden with **BOAT HOIST** and **FLAG POLE** from which there is direct access via steps to the private **14M PONTOON** which provides mooring on either side. There is an excellent store area under the garden deck capable of storing a dinghy, kayak, masts etc.

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

TENURE Leasehold 999 year lease which commenced in March 2000. The freehold of The Cottage and the adjacent Lloyds building (which is split into 3 apartments) is held in four equal shares, one share being sold with The Cottage. Ground Rent £35 per annum. Service Charge - Current monthly service and maintenance charge of £325.58, (a substantial sinking fund exists). There is a lease with the Crown Estate for the pontoon at a cost of £1,760 per annum.

COUNCIL TAX Band G

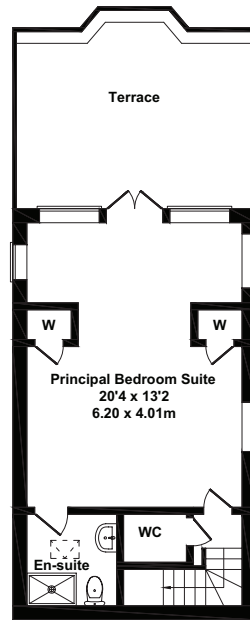
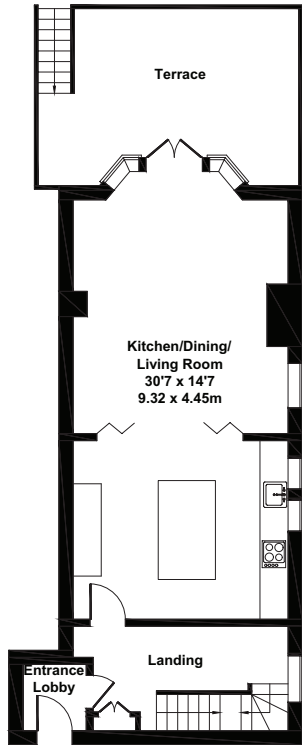
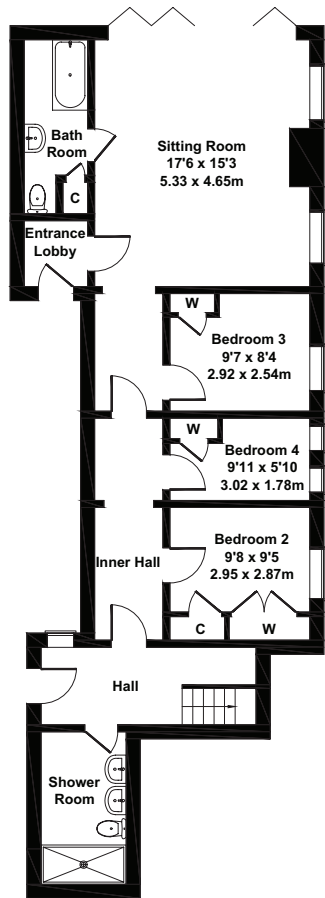
EPC Rating C

POSTCODE PO31 7RE

VIEWINGS Strictly by prior arrangement with the selling agents, Spence Willard.



The Cottage
Approximate Gross Internal Area
1916 sq ft - 178 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.

Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.