

SPENCE WILLARD



Montpelier Cottage, Castle Road, Cowes, Isle of Wight

An exquisite detached period cottage tucked away within the old town with a delightful walled garden

VIEWING:

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This hidden gem occupies a quiet and highly convenient location within the Conservation Area close to various shops, bars, restaurants, Yacht Clubs and sailing facilities.

The high-speed Red Jet passenger ferry terminal with regular sailings to Southampton is within a few minutes' walk. This characterful cottage is oriented so the principal rooms all overlook the delightful garden which also serves as an excellent entertaining space. Believed to originally be the Groom's Cottage to the Ward Estate stables nearby, it is thought to have been built in the mid-19th Century. Historically planning permission was achieved for conversion of the roof space into further bedroom accommodation, from which there would be great sea views, (although this has now lapsed).

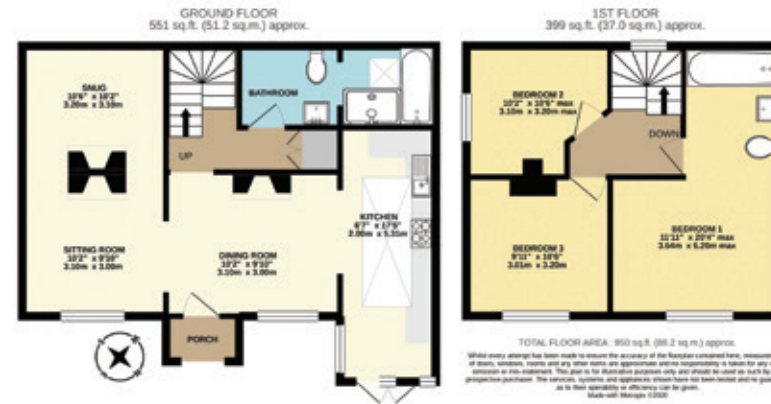
The cottage is set well back from Castle Road and accessed by a gated path (with lighting). Internally the cottage provides characterful and well-presented accommodation. There are antique stripped pine flooring to the entire ground floor (with exception of the bathroom) and the property is fitted with wooden framed double-glazed windows. Plantation shutters are fitted to all of the bedrooms.

ACCOMMODATION

ORNATE ENTRANCE PORCH with a decorative leaded canopy. Partly glazed front door opening to:

SITTING ROOM/DINING ROOM An open-plan room with seating area and dining areas with sash windows to each side of the front door overlooking the garden. The seating area includes a fireplace housing a wood burning stove, (not in use). The dining area includes built-in cupboards and shelving to either side of the chimney breast and a wide opening to the:

KITCHEN A particularly light area with a roof lantern and French doors opening to the garden. A range of solid beech freestanding



base units include cupboards, drawers and a twin ceramic sink unit, along with worksurfaces and matching wall cupboards. Space for dishwasher, fridge, gas fired cooker with extractor over.

SNUG A cosy additional seating area with wall mounted TV point.

INNER HALL Coat hanging space and staircase to first floor, utility cupboard with space for washing machine and dryer, worksurfaces and shelving over.

BATHROOM A contemporary bathroom with a roof light and extensively tiled. Bath with mixer tap and separate shower, basin, WC and heated towel rail.

FIRST FLOOR

LANDING With hatch access to roof space, in which the gas fired boiler is situated.

BEDROOM 1 A double bedroom with a good range of built-in cupboards, an outlook over the garden and period fireplace with wooden panelling to the lower walls. Opening to a

BATHROOM Area with roll top bath, wash basin and WC, (which could be subdivided).

BEDROOM 2 A double bedroom with an attractive outlook over the garden and roofscape of the Old Town. Hanging rail, shelving, and period fireplace.

BEDROOM 3/STUDY A southerly aspect.

OUTSIDE

A gated access from Castle Road leads up a path fitted with uplighters leading to the cottage. There is a walled garden to the front of the cottage, making for a delightful setting. A gravel path bordered by olive trees on one side with the lawned garden on the other, leads to the front of the house and extends onto a south facing terrace adjacent to the kitchen, making for a secluded al-fresco dining area. The beautifully planted gardens include mature borders adjacent to the lawn with a variety of trees and shrubs with outside lighting and a timber garden store. Outside power and water. Along the southern side of the cottage is a gravel path with a small covered store area.

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

TENURE Freehold

POSTCODE PO31 7QY

EPC Rating D

COUNCIL TAX Band E

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

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