

SPENCE WILLARD



Tower House, 88 Newport Road, Cowes, Isle of Wight



*A well presented period home with a mature garden, garage,  
parking and a tower providing sea views*

VIEWING:

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Tower house is a substantial and characterful period home, believed to have been built in around 1890 for a retired sea captain who had the tower so he could survey his oyster beds on the River Medina below. The house was then called Oyster Catcher House and benefits from an array of period features and with really nicely proportioned rooms. There is double glazing throughout and the second floor tower room has a balcony from which there are views extending along much of the River Medina and across The Solent to the Hampshire coast. The house is set in mature gardens with lawns, an array of trees shrubs, a large terrace along with a gravel driveway with parking and a garage.

The property is situated in a particularly convenient position being within easy walking distance of the range of shops and restaurants within the town centre, with high speed Redjet passenger ferry terminal providing regular services to Southampton. Cowes is world renowned for its sailing and numerous Yacht Clubs and associated facilities are within easy reach, Tower House has been previously let for Cowes Week.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALL** Staircase to first floor and understairs cupboard. Timber flooring and a pair of glazed doors opening to:

**SUN ROOM** A largely UPVC framed and double glazed, dual aspect room with southerly and westerly outlook to the garden. French doors lead out to the garden.

**DRAWING ROOM** Featuring a wide bay window, this attractive room has generous ceiling height and a gas fire fitted in natural stone surround. Timber flooring.

**DINING ROOM** A nicely proportioned east facing reception room with an outlook over the garden.



**KITCHEN/BREAKFAST ROOM** A superb, spacious triple aspect room comprising a **KITCHEN AREA** fitted with a comprehensive range of built-in base and wall cupboards with beech worksurfaces, integral dishwasher, range cooker with extractor over and space for American-style fridge freezer. The kitchen opens into a generous **DINING and SEATING AREA** with built-in cupboards and a door to the driveway.

**UTILITY ROOM/CLOAKROOM** Washbasin and WC. Space for washing machine, wall-mounted Vaillant gas-fired boiler and cupboard housing hot water cylinder.

#### FIRST FLOOR

**LANDING** Featuring arched opening and with staircase leading to the **TOWER ROOM**.

**BEDROOM 1** A double bedroom with a westerly aspect, walk-in wardrobe and **BATHROOM EN-SUITE** with bath, shower, washbasin and WC.

**BEDROOM 2** A spacious bedroom with built-in wardrobe cupboards.

**BEDROOM 4** A twin room with views towards the River Medina and marble fire surround (fireplace sealed).

**FAMILY BATHROOM** Bath, shower, washbasin and WC.

**BEDROOM 3** A double/twin room with a glimpse of the River Medina.  
**SHOWER ROOM EN-SUITE** Shower, washbasin and WC.

#### SECOND FLOOR

**TOWER ROOM** A versatile and fun triple aspect room currently being used as a study with French doors leading to a **BALCONY** from which panoramic views that extend from the Hampshire coast across The Solent and along the River Medina to the interior of the island can be enjoyed.

#### OUTSIDE

The house is situated in a mature garden enclosed by an array of largely evergreen trees and shrubs providing an attractive and surprisingly private and secluded setting. A gated, gravel driveway provides parking for a number of cars adjacent to the house and leads to a single **GARAGE**. Brick built, this detached garage (5.88 x 3.02m) has power and lighting. In addition, there is a gated pedestrian access onto Newport Road with a brick path meandering through the garden to the front entrance. The main gardens lie to the south, east and west of the house with lawned gardens including various mature shrubs and trees and a wonderful fig tree. A large, paved **TERRACE** provides a great alfresco dining area as well as a further paved **TERRACE** along the eastern elevation. Timber **GARDEN STORE**.







There is also a pair of gates onto Smithards Lane formerly providing a further vehicular access onto a gravelled parking area although the dropped curb has been removed in recent years.

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

**EPC Rating** D

**TENURE** Freehold

**COUNCIL TAX** Band E

**POSTCODE** PO31 7PN

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



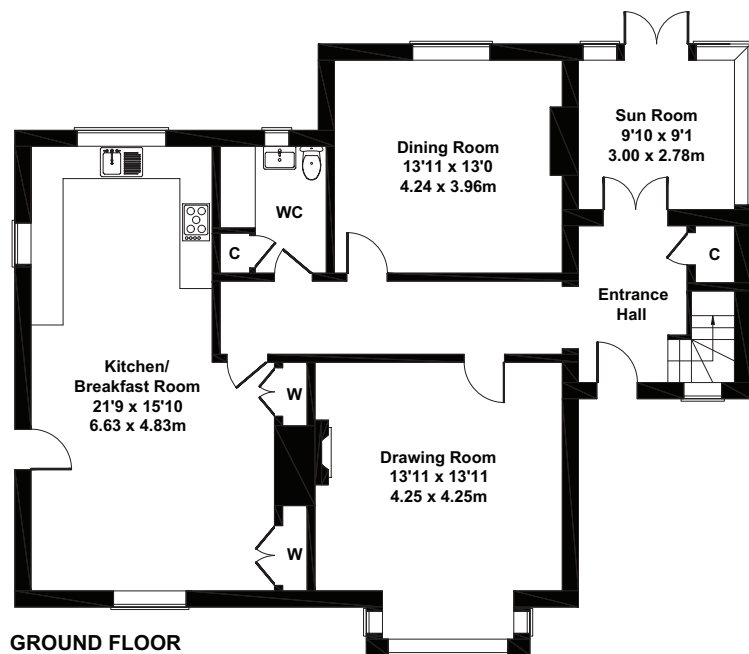




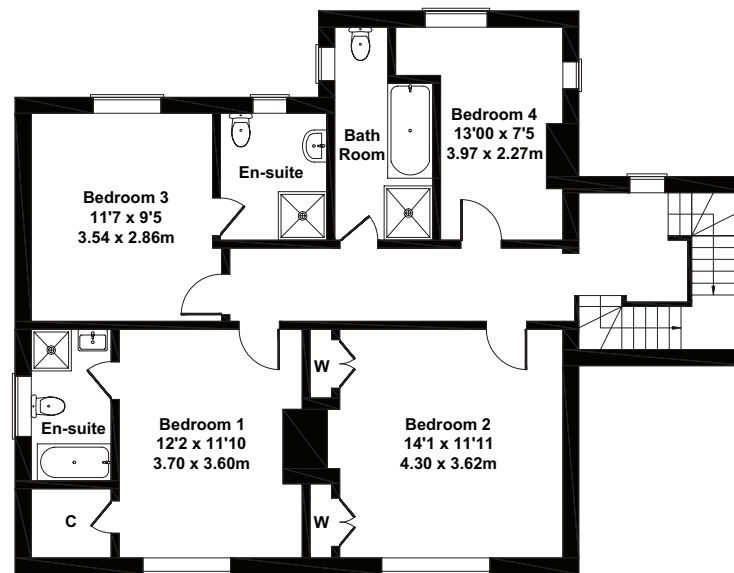


## Tower House

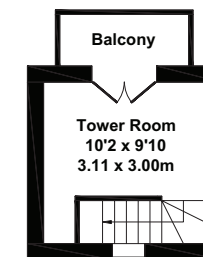
Approximate Gross Internal Area  
2336 sq ft - 217 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### 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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