

SPENCE WILLARD



35 Castle Road, Cowes, Isle of Wight



Occupying a prime position elevated just to the rear of the Royal Yacht Squadron, an immaculately presented five bedroom period house with exceptional views of The Solent, a terrace and parking

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The house presents superbly and has undergone refurbishment by the current owners including a new kitchen and bathrooms, all five double bedrooms benefit from having en-suite facilities. The house has recently been redecorated internally and externally and benefits from new carpets throughout, retaining an array of period features whilst offering modern comforts. The first floor comprises two spacious reception rooms and there are entrances from both Castle Road, (onto First floor level) and from Castle Hill to the side (into the ground floor) with private parking for 2 cars adjacent accessed off The Grove.

The property occupies an unrivalled position in close proximity to some of the country's premier yacht clubs with the wide range of shops and restaurants as well as well renowned sailing facilities being a short walk away. Northwood Park, on the opposite side of Castle Road, forms an attractive backdrop with its tennis courts and Northwood House, with an excellent program of events throughout the year.

ACCOMMODATION

GROUND FLOOR

HALLWAY Tiled flooring, and a contemporary, solid tulip wood staircase leading to the First Floor. Under stairs cupboard housing twin mega flow hot water cylinders.

KITCHEN/DINING ROOM With French doors providing access to the **TERRACE** and with superb views across The Solent to the Hampshire Coast, the room combines a well fitted, modern kitchen and a generous dining area. Oak flooring extends throughout, the kitchen comprises an extensive range of built-in cupboards as well as an island unit with part oak and part recycled glass worksurfaces with breakfast bar. Integral appliances include a Miele fridge freezer, Bosch dishwasher, NEFF oven and steam oven as well as a four-ring ceramic hob with filter over.

UTILITY ROOM Butler sink and space for washing machine, tumble dryer, built-in cupboard with shelving.

BEDROOM 4 A double bedroom with extensive built-in cupboards.

SHOWER ROOM EN-SUITE With large shower, wash basin, WC and heated towel rail.

BEDROOM 5 With two sets of built-in bunks along with shelved storage.

SHOWER ROOM EN-SUITE With large shower, wash basin, WC and heated towel rail.

FIRST FLOOR

Approached from Castle Road, the panelled front door opens to an **ENTRANCE LOBBY** with large coats cupboard.

ENTRANCE HALL Featuring an arched opening and large window with an outlook towards the church with staircases leading to both the ground floor and second floor, adjacent to which is a **CLOAKROOM** with wash basin and WC.

DRAWING ROOM A spectacular, beautifully light dual aspect room with panoramic views over the Royal Yacht Squadron and across The Solent to Southampton water and across to Portsmouth. Fireplace (sealed) with built-in oak shelving to either side and oak flooring. French doors lead to a **BALCONY** from which the views can be enjoyed.

SITTING ROOM A really well proportioned and versatile reception room. The large window overlooks Castle Road and the entrance towards Northwood Park. Oak flooring, wood burning stove, built-in oak cupboards and shelving.





SECOND FLOOR

On the approach to the **LANDING** is a walk-in cupboard housing Vaillant gas-fired boiler and further mega flow hot water cylinder. The landing provides a seating area with views of the church and western Solent.

BEDROOM 1 A spacious dual aspect double bedroom with exceptional views over The Solent. Sliding glazed door opening to:

BATHROOM EN-SUITE With large walk-in shower, bath and contemporary wash basin with mirror above and underfloor heating. A separate sliding glazed door opens to WC with washbasin.

BEDROOM 2 Dual aspect double bedroom with sea views.

SHOWER ROOM EN-SUITE With large shower, wash basin, WC and heated towel rail.

BEDROOM 3 A double bedroom with outlook towards Northwood Park.

SHOWER ROOM EN-SUITE Large shower, wash basin, WC and heated towel rail.

OUTSIDE

Approached from the kitchen/living room at ground floor level, is a large, **DECKED TERRACE** (approx. 7.5m x 4.3m) with built-in bench seating from which the sea views can be enjoyed. Gated access from Castle Hill leads onto the terrace and a paved path leads to the entrance door and a covered **BIN STORE** beyond. There is a **BALCONY** at first floor level adjacent to the drawing room whilst accessed off The Grove is a tarmacked **PARKING** area for two cars.

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

EPC Rating C

TENURE Freehold

COUNCIL TAX Band F

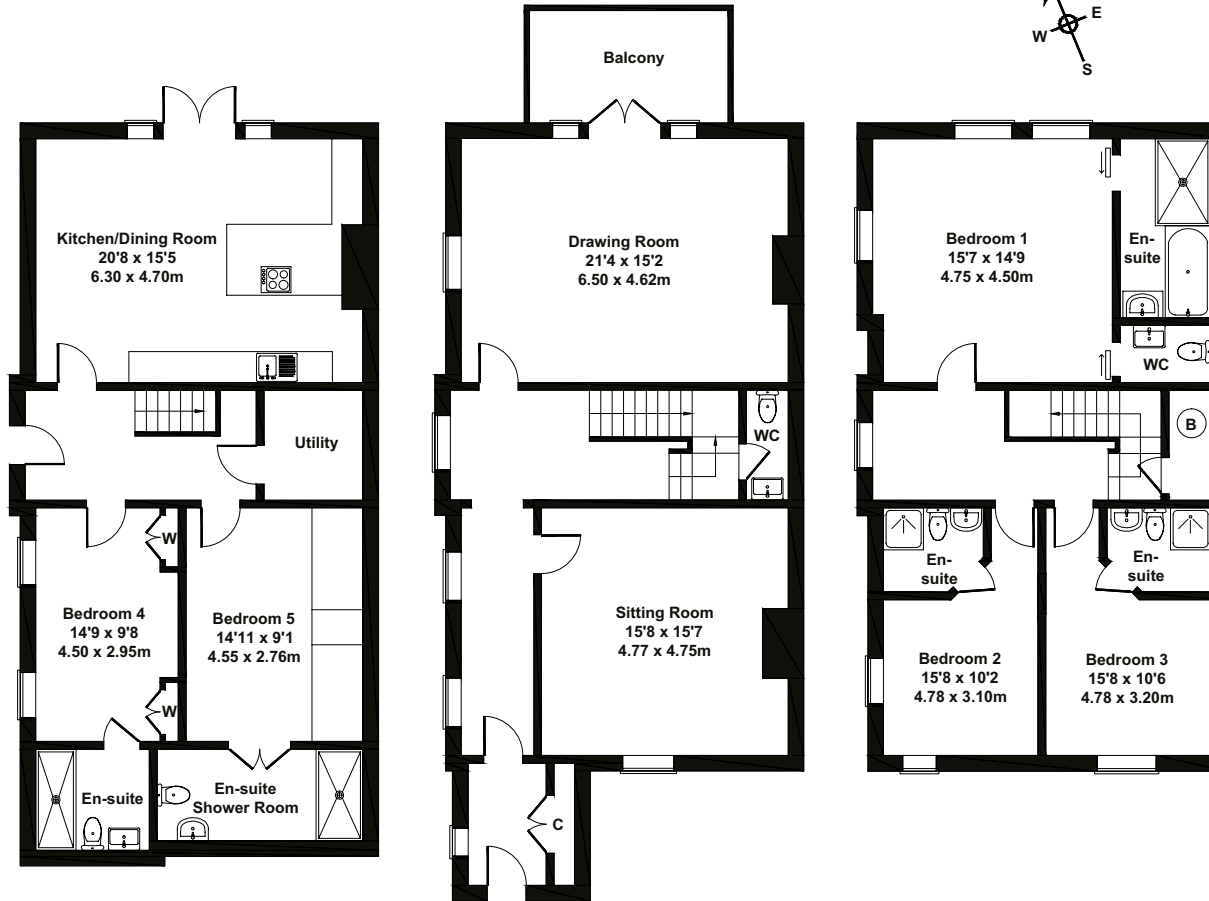
POSTCODE PO31 7QZ

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



35 Castle Road, Cowes

Approximate Gross Internal Area
2605 sq ft - 242 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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