

# SPENCE WILLARD



Cliff Cottage, 8 Cliff Road, Cowes, Isle of Wight

# *An attractive and deceptively spacious, three storey period house benefiting from parking, a garden and great sea views*

VIEWING

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## **Cliff Cottage**

Occupying a quiet position set a short distance back from the sea front, this characterful period property provides versatile accommodation with sea views from all three floors. The property has been modernised in recent years yet retains original features and has lapsed planning consent to extend. There is also potential to extend the parking area to the front of the house while a lovely rear garden includes a large terrace from which to enjoy the sea views and a sizeable lawned garden beyond with a summer house.

## **ACCOMMODATION GROUND FLOOR**

**ENTRANCE HALL** With staircase leading to Lower Ground and First Floors.

**BEDROOM 1** A double bedroom with bay window providing panoramic views across The Solent along with a range of built-in cupboards.

**BEDROOM 2** A double bedroom with French doors to a Juliet balcony from which superb Solent views can be enjoyed. Original fireplace with marble surround.

**BATHROOM** A modern bathroom comprising a large shower, double ended bath with mixer tap and shower attachment. Contemporary washbasin set in a timber stand, WC and heated towel rail. Shelves storage cupboard.

**BEDROOM 3** A double bedroom with built-in cupboards and original fireplace.

**FIRST FLOOR**  
(Note - there are limited ceiling heights to part of the First Floor.)

**STUDY/BEDROOM 4** Dormer window with wonderful Solent views.

**BEDROOM 5** A characterful, versatile room with glazed apex to the rear elevation incorporating a door with access to a BALCONY with its

far reaching views from Southampton water across to the New Forest.

#### LOWER GROUND FLOOR

**ENTRANCE HALL** Approached by a partially glazed panelled door to the side elevation with wooden flooring and original staircase leading to the First Floor with a range of cupboards and built-in shelving beneath.

**KITCHEN/BREAKFAST ROOM** Fitted with a modern kitchen and with a pair of part-glazed doors opening to the TERRACE providing Solent views. The kitchen comprises a range of base and wall cupboards with integral dishwasher and fridge along with a Rangemaster range cooker set beneath the brick chimney breast with extractor fan.

**SITTING ROOM** A beautifully light room with bay window incorporating French doors opening to the GARDEN and providing sea views to the Hampshire coast. Fireplace housing wood burning stove and built-in cupboards to either side.

**STUDY**

**CLOAKROOM** WC and wash basin.

**PANTRY** Built-in shelving.

**UTILITY ROOM** Worksurfaces, sink unit and space for washing machine and tumble drier. Cupboard housing Vaillant gas-fired boiler and direct hot water cylinder. Structural glass caps an impressive old brick well with downlighters to form a great feature.

Access to **STORE/CELLAR**.

**OUTSIDE** To the front of the property, a pair of ornate brick pillars open to a gravel driveway adjacent to which there is a partially lawned garden providing potential for further extending the parking area. A wrought iron gate leads to steps on the eastern elevation towards the side access at the Lower Ground Floor level and on to the rear garden. To the rear of the house is an extensive gravelled and paved TERRACE and adjacent LOG STORE. Steps lead down to a lawned garden enclosed by mature hedging, to the bottom of which is a timber SUMMER HOUSE with ornamental lead roof with TIMBER STORE.

**POSTCODE** PO31 8BN

**COUNCIL TAX** Band F

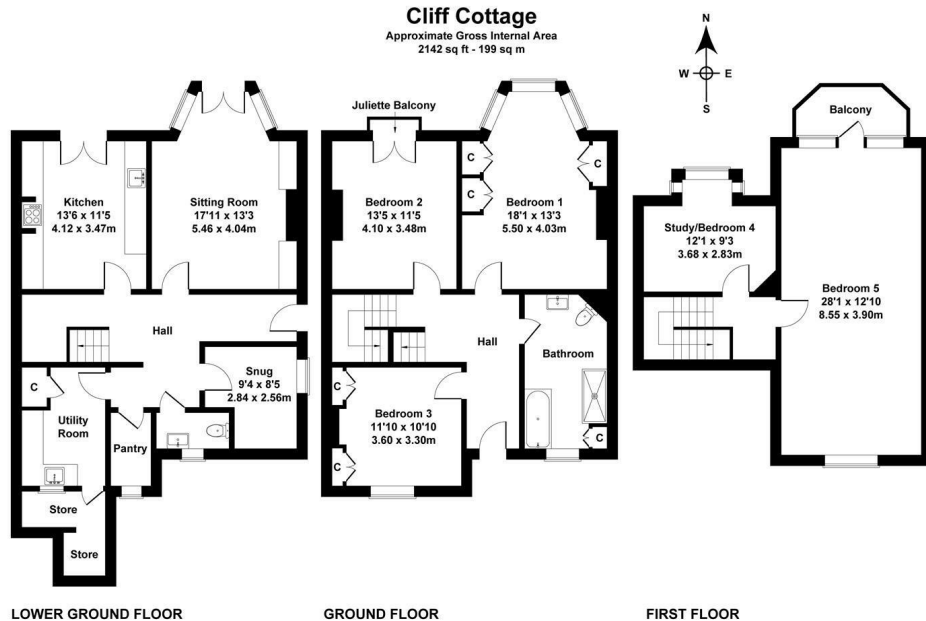
**EPC Rating** D

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

**TENURE** Freehold

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





**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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Limited Ceiling Height

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