

SPENCE WILLARD



38, York Street, Cowes, Isle of Wight

Spacious three story Victorian house with seven bedrooms and three reception rooms near to the center of Cowes high street, local shops and amenities.

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



38 York street

Character three story period town house built in 1861 situated in York Street near the center of Cowes. The property has retained many of its original features and offers an abundance of space with seven bedrooms and three reception rooms. The property has been in the same family ownership for 47 years and does require some modernisation but offers the buyers an opportunity to create a home to suit their needs. Additional benefits include gas central heating and partly doubled glazed.

Cowes is world-renowned for its sailing and yachting facilities and benefits from a good range of independent shops, restaurants, and bars, which are only a few minutes' walk from the property. The Red Jet ferry terminal is a short walk away providing regular highspeed (25 mins) passenger ferry services to Southampton, (with onward rail links enabling London Waterloo to be reached in less than 2 hours). Nearby, Northwood Park with tennis courts, bowling green and Northwood House with seasonal entertainment and lawn bar. Cowes Golf Course is within a short walk.

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL- Servicing the main principal reception rooms and kitchen.

SITTING ROOM - Pleasant room with large bay window overlooking York Street, Open fire

DINING ROOM - Open fire, large original picture window with views towards the west facing garden. Access to understairs storage

BREAKFAST ROOM - Log burner, built in cupboard, access through to the garden room.

GARDEN ROOM - Original tiled flooring, with access out onto the garden.

KITCHEN – Arrangement of floor and wall mounted cupboards, views out onto the garden.

STORAGE AREA/SIDE PASSAGE – Direct access from York Street through to the garden. Ample storage facilities and workshop potential

FIRST FLOOR ACCOMMODATION

BEDROOM 1 – Good size double bedroom with large bay window. Ample room for free standing wardrobes. Views along York Street.

SHOWER ROOM – recently upgraded with walk in shower, wash hand basin and heated towel rail. Shower wall panels throughout.

BEDROOM 2 – Double bedroom with views over the garden. Built in wardrobe.

BEDROOM 3 - Small double bedroom

SHOWER ROOM – Spacious shower room with walk in shower, WC, wash hand basin and heated towel rail.

HOBBIES ROOM – useful additional first floor room with views across the garden

SECOND FLOOR ACCOMMODATION

LANDING – Spacious landing with potential study area

BEDROOM 4 – Good size double bedroom with built in wardrobe. Access via original French doors out onto small second floor balcony with metal ornate railings with views over Cowes.

BEDROOM 5 – Small double bedroom.

BEDROOM 6 - Double bedroom with built in wardrobe.

BEDROOM 7 - Double bedroom.

OUTSIDE – Small courtyard garden to the front. Rear west facing garden mainly laid to lawn with patio area. Traditional built garden shed, side gated access through to York Street.

POSTCODE PO31 7BS

TENURE Freehold

COUNCIL TAX C

EPC Rating D

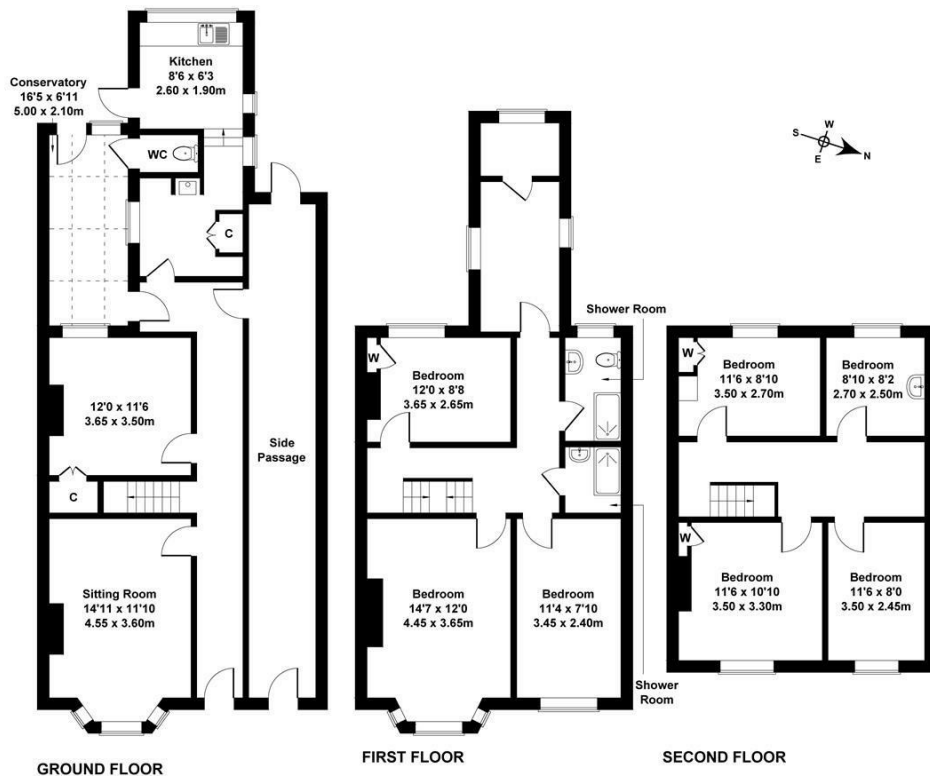
SERVICES Mains water, electricity, drainage, and gas.

VIEWINGS Strictly by appointment with sole agents, Spence Willard.



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Approximate Gross Internal Area
2411 sq ft - 224 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.
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