

SPENCE WILLARD



Slipway Cottage, The Parade, Cowes, Isle of Wight

Occupying a prime waterfront position with stunning harbour and Solent views from all floors, a Grade II listed townhouse offering a wealth of period features and two parking spaces.

VIEWING:

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This historic building has wonderful unobstructed sea views from both reception rooms, the principal bedroom, the balcony and the roof top terrace. Set over three floors with a wealth of original features and flexible accommodation there is a double bedroom and bathroom on each floor, a courtyard garden and parking for two cars and/or a RIB.

Slipway Cottage and adjacent Townshend House were built around 1775 by James Deacon as a single residence called Clontarf. Chauncey Hare Townshend, to whom Charles Dickens dedicated his novel Great Expectations, inherited it in the 1830s and it later became known as Townshend House.

After Chauncey Hare Townshend died, the property passed into new ownership and by 1880 was divided into two homes – Townshend House and Slipway Cottage.

Slipway Cottage has not been on the open market since 1962. In 1979 it was Grade II listed. In 2010 renovation work was undertaken to the front wall of the house and in 2011 the work won an Isle of Wight Society conservation award.

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the Red Jet as well as marinas and sailing clubs dotted along the waterfront. Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historic Northwood House & Park hosts weddings, fairs, concerts and conferences and a lovely place to walk. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.





ACCOMMODATION

GROUND FLOOR

Opening into a lobby that leads through to a reception/dining room with fireplace, part panelled walls and built in storage cupboards. Views across the front garden to the Harbour and Solent beyond. An inner hallway leads to a bathroom and ground floor double bedroom as well as a rear door to the courtyard garden. A useful utility area has space and plumbing for a washing machine and a further storage area.

FIRST FLOOR

The long landing running the width of the property leads to a double bedroom, bathroom and separate wc at the rear of the property. The light sitting room enjoys unobstructed views across the Harbour to the Solent and mainland shore with a Balcony providing a stunning spot to enjoy the everchanging seascape. The kitchen is off this reception room and has a variety of wall and base units with worksurface over and with space for a cooker and fridge.

SECOND FLOOR

A generous double bedroom with wonderful views across the harbour and Solent. Ensuite bathroom. From the hallway a ladder gives access to

ROOF TERRACE From which fabulous sea views can be enjoyed further.

OUTSIDE Unusually for this location in Cowes, Slipway Cottage has parking for two vehicles or a vehicle and RIB. Mature shrubs give bursts of colour either side of the hard stand driveway. A wooden fence, with entrance gates, gives privacy and security across the front of the property.

A courtyard garden, paved with some original flagstones, is at the rear of the property with a store cupboard and passageway leading to nearby Watchouse Lane.

A recent flood survey shows Slipway Cottage and Townshend House are very unlikely to flood in the coming years. According to historic records flooding by the sea has never happened in the 250 years since the houses were built.

TENURE Freehold

EPC Rating D

POSTCODE PO31 7QJ

COUNCIL TAX BAND F



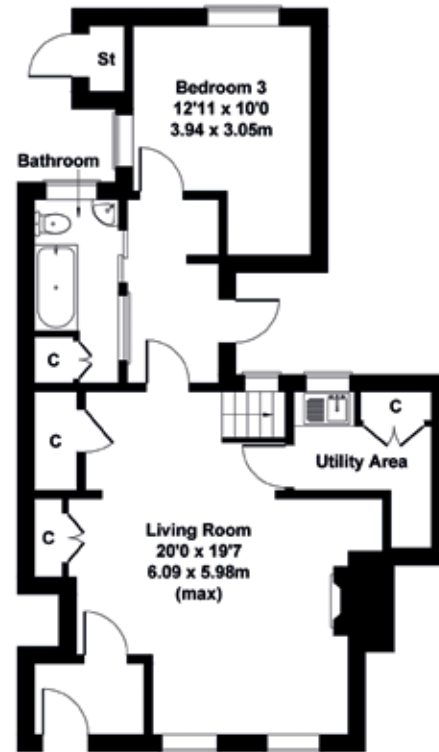
SERVICES Mains water, electric, drainage and gas. Gas central heating.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard, Waterside House, 72a High Street, Cowes, Isle of Wight, PO31 7RE.

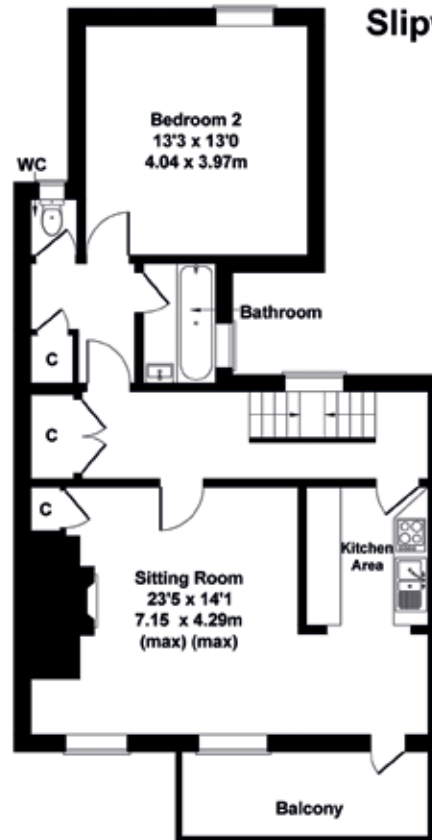


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Approximate Gross Internal Area
1701 sq ft - 158 sq m
(Excluding Terrace)



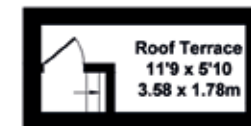
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE

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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