

SPENCE WILLARD



1 Bars Mews, Bars Hill, Cowes, Isle of Wight

Tucked away in a particularly quiet setting, just off the High Street and Parade, an exceptionally well-presented and modernised house with low maintenance gardens and parking

VIEWING:

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Situated within the sought-after Old Town of Cowes, the house occupies a great position, combining tranquillity and excellent access to the northern end of the High Street and The Parade, a short walk down Bars Hill providing access to Trinity Landing and some of the country's most prestigious yacht clubs. Cowes is world-renowned for its sailing and yachting facilities and benefits from a good range of independent shops, restaurants and bars. 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).

The house, believed to have been built in the 1990s has been subject to extensive renovation and modernisation in recent years by the current owners and having only had occasional use is extremely well maintained and presented. High quality fittings have been used and an excellent design results in a really good quality stylish and comfortable home. The open plan kitchen living room has a series of French doors to the adjacent garden and a luxurious kitchen whilst the first floor can provide up to three bedrooms with a sublime bathroom. The low maintenance garden wraps around the house with a choice of seating and dining areas along with a useful modern store building. A dedicated car parking space on the courtyard approaching the house is a rarity in such a central location.



ACCOMMODATION

A panelled and glazed front door opens to:

ENTRANCE LOBBY Wooden panelled lower walls, opening to;

KITCHEN/LIVING ROOM A stunning, open-plan, triple aspect living space with three sets of French doors opening to the gardens.

The Kitchen area comprises an impressive and modern and barely used kitchen with marble work surfaces, including an extensive breakfast bar. There are a good range of base and wall cupboards with marble splash backs complementing the work surfaces. There a good range of integral appliances include a Bosch double oven, a hob with extractor over, dishwasher, fridge/freezer, wine cooler, in addition to an integrated Whirlpool washing machine. From the kitchen area a pair of doors open onto the adjacent terrace.

The breakfast bar forms an ideal dining space beyond which is a superb well-proportioned seating area with two sets of French doors opening to the garden. There are a good range of further built-in cupboards including a large coats cupboard which extends under the stairs.

CLOAKROOM Wash hand basin set in marble surface with cupboard beneath, WC, cupboard housing gas fired boiler.

FIRST FLOOR

LANDING Shelled linen cupboard.

BEDROOM 1 A double bedroom with a high vaulted ceiling incorporating a Velux window, air conditioning, panelled lower walls, pocket doors open to:

BEDROOM 2 / DRESSING ROOM Designed for dual functionality and cleverly fitted with a pair of single beds, one of which is approached via a fixed ladder. In addition there is air conditioning, a range of mirror fronted wardrobes and a central dressing table with mirror above.

BEDROOM 3 A single bedroom with panelled walls, high-level cupboards and air conditioning.

SHOWER ROOM Fitted to a high standard with marble tiled walls, a large walk-in shower with hand shower and separate deluge shower, wash basin set in a marble surround and with cabinets beneath, WC and heated towel rail. Velux window and underfloor heating.

OUTSIDE

A secure gated access leads to a paved courtyard through which the house is approached and adjacent to which is a **STORE** 2.4m x 3.2m max. Power, lighting, work surfaces and shelving along with integrated dryer.

The **GARDEN** area is enclosed by fencing and designed for ease of maintenance, comprising of extensive terraces adjacent to the sitting room, superb for alfresco seating and dining. Steps lead down to a built-in seating area with contemporary gas fire. Outside tap, power and shower.

PARKING There is a dedicated parking space within the courtyard over which the house is accessed.

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

COUNCIL TAX Band C

TENURE Freehold

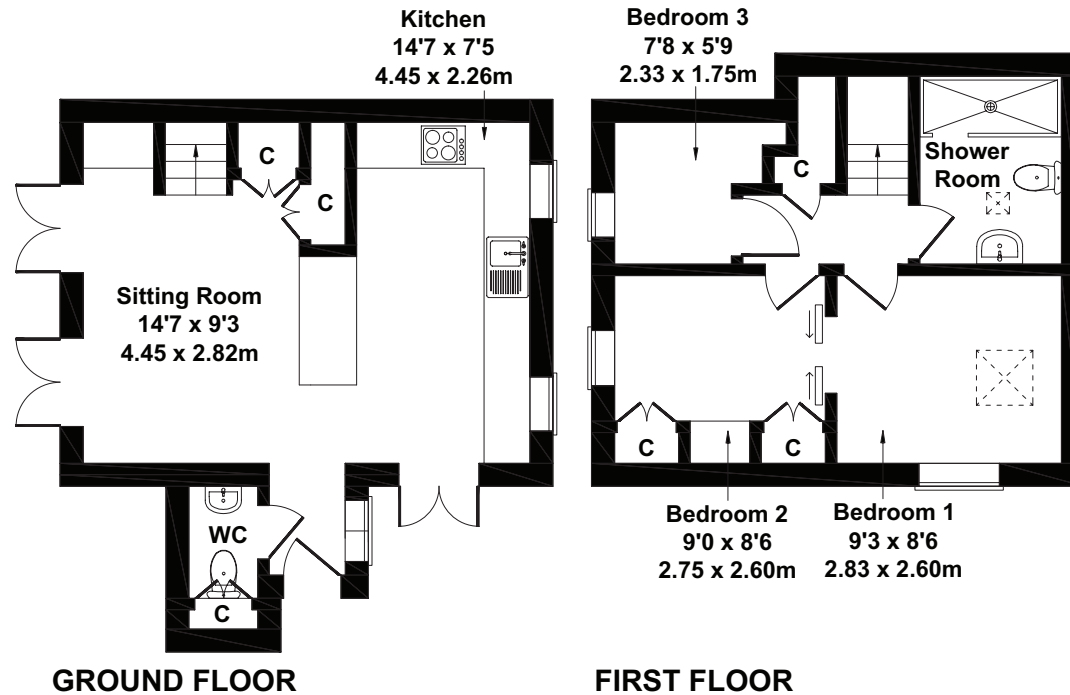
POSTCODE PO31 7QP

EPC Rating C

VIEWINGS Strictly by prior arrangement with the sole selling agents, Spence Willard.

1 Bars Mews

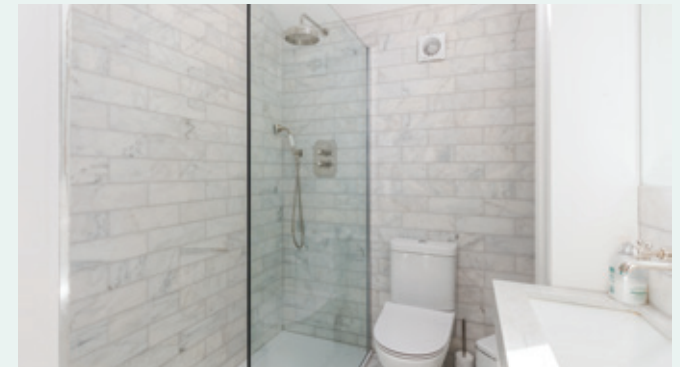
Approximate Gross Internal Area
624 sq ft - 58 sq m



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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