

SPENCE WILLARD



Vine Cottage, Market Hill, Cowes, Isle of Wight

# *An attractive, period cottage that has been fully refurbished to provide spacious accommodation with sea glimpses and an attractive rear garden*

VIEWING:

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Situated in a particularly picturesque setting within the sought-after Old Town of Cowes, Vine Cottage is ideally located to benefit from the easy access to the popular High Street, with its array of amenities including a variety of independent shops and restaurants; seafront with numerous sailing clubs, as well as Northwood Park. Being a major Island gateway, there is a high-speed passenger ferry to Southampton taking about 23 minutes and with onward connections to London.

Vine Cottage has been well maintained and fully refurbished in recent years to a high standard, and now provides an excellently presented home that would suit a variety of purchasers. The principal rooms face south, and the accommodation is well-proportioned enjoying sea glimpses from the upper floors.

## **ACCOMMODATION**

A panelled front door opens to an **INTERNAL PORCH** with space for coats and shoe storage. Cupboard housing electricity meters. An inner glazed door opening to:

**SITTING ROOM** A beautifully light room with a wall of fitted cabinetry and shelving to either side of an attractive fireplace. There is also a fitted glazed display unit. Ted Todd wooden flooring extends the whole of the ground floor.

**CLOAKROOM** Fitted with a pocket door and automated light, WC and wash hand basin set on vanity unit providing storage. There is a useful storage cupboard beneath the stairs.

**OPEN-PLAN KITCHEN DINING ROOM** A wonderfully spacious room fitted with a fully equipped modern, white kitchen with various units including bin drawer and pull out larder to one end, with Corian worksurfaces and an inset sink and drainer. There is a spacious island unit providing further storage, with an extensive wooden



worksurface. Integrated appliances include a Neff full height fridge with freezer compartment, single oven, steam oven, dishwasher and there is an induction hob with extractor above. There is also an integral Neff washing machine and dryer.

The room extends to a spacious dining and seating area with roof lantern filling the space with natural light with a handy storage cupboard and French doors opening to the rear garden.

Shallow steps lead from the sitting room to the:

#### FIRST FLOOR

**LANDING** A spacious landing with space for seating or a study area.

**BEDROOM 1** An attractive room with a wide south facing bay window and deep window seat with views down Market Hill and to The Solent. A good range of full height fitted wardrobe cupboards.

**BATHROOM** Tiled throughout and with a modern white suite comprising bath with mixer tap and shower attachment over with glazed screen, wash basin on vanity unit with storage below and mirror above, WC and heated towel rail.

**BEDROOM 2** A double bedroom overlooking the attractive rear garden. Built-in cupboard housing Glow-Worm gas fired boiler.

#### SECOND FLOOR LANDING

**BEDROOM 3** With sloping ceiling and views over The Solent and to the Harbour Entrance.

**SHOWER ROOM** Fitted with Aquapanel to the walls to the walk-in shower cubicle with glazed screen, wash basin on vanity unit, WC and heated towel rail.

**BEDROOM 4** A further double bedroom with sloped ceilings and views over the rear garden to Northwood Park. With fitted cupboards and ladder style steps leading to:

**ATTIC ROOM** Sloped ceilings with panelling, and fitted with undereaves storage cupboards. A cosy space for reading or children to play. Window with outlook to Northwood Park.

#### OUTSIDE

To the rear of the property, there is an attractive enclosed garden with paved steps leading to an area of lawned garden with attractive, well-stocked borders to either side including a fig tree and beautifully scented climbing rose, beyond which there is a decked terrace, ideal for use as a seating and dining area. There are also two useful brick built **GARDEN STORES**.

**PARKING** Permit parking can be applied for through the Isle of Wight Council at a cost of £72 p.a.

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

**TENURE** Freehold

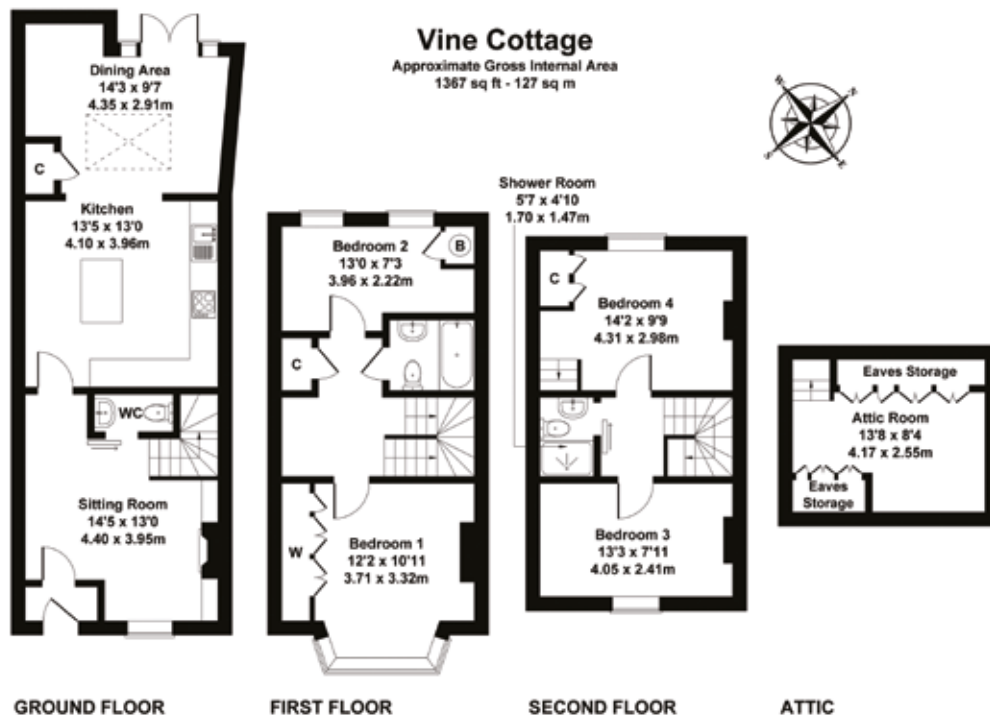
**COUNCIL TAX** Band E

**EPC** Rating C

**POSTCODE** PO31 7TR

**VIEWINGS** All viewings will be strictly by prior arrangement with 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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