

SPENCE WILLARD



65 St Marys Road, Cowes, Isle of Wight

A delightful three-bedroom period cottage is situated in a prime position and has been refurbished in recent years to a high standard, enjoying a delightful south facing garden

VIEWING:

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This attractive period cottage, believed to originate from 1842, has in recent years been subject to extensive and sympathetic refurbishment which included new electrical, heating and plumbing systems, renovation of the main roof, replacement of the flat roof and new double glazed UPVC framed windows throughout, as well as a new kitchen and bathrooms. With great care and attention, along with the use of good quality fittings results, the property presents superbly and is now a comfortable home to move in to with ease, or as an investment given its proven record as a successful holiday let.

The attractive south facing rear garden was redesigned to provide a low maintenance space and also has private side access. The property can offered as a turnkey solution, should one desire.

Situated only a moments' walk from the popular High Street, the property is ideally positioned to enjoy the good range of independent shops, restaurants and bars, as well as sailing and yachting facilities including the numerous sailing clubs. The Red Jet High Speed passenger ferry is also within walking distance, providing regular high speed passenger ferry services to Southampton, with onward connections to London.

ACCOMMODATION

SITTING ROOM A nicely proportioned room with exposed brick chimney housing a contemporary wood burning stove on a slate hearth. A deep sash window provides ample natural light.

Between the sitting room and dining room, the original pine staircase, now partly carpeted with a runner, leads up to the first floor with an understairs cupboard.

DINING ROOM A good sized reception room with an outlook over the rear garden. The sealed fireplace features an oak mantle shelf. Steps lead down to:



KITCHEN Well fitted with a range of contemporary cupboards that complement the timber effect work surfaces with an inset stainless steel sink unit and drainer. Slate tiled flooring. Integral appliances include an oven, four ring gas hob with extractor over and dishwasher. Space for fridge freezer. Alcove for bins and door to the rear garden.

UTILITY/CLOAKROOM WC, wash basin and space for stacked washing machine and dryer, heated towel rail and built in shelving.

FIRST FLOOR

BEDROOM 1 A spacious double bedroom, partially panelled wall with wall lights and period fire surround.

SHOWER ROOM EN-SUITE Well-appointed with a large walk-in shower, twin wash basins set on an antique washstand, WC, heated towel rail and large mirror with lighting above.

SHOWER ROOM A good sized shower room with a large walk-in shower, wash basin set on a marble washstand, WC and wall mounted Vaillant gas fired boiler.

SECOND FLOOR

BEDROOM 2 A good sized double bedroom.

BEDROOM 3 A further double/twin bedroom with outlook over the attractive rear garden.

OUTSIDE

To the front of the property, there is a brick edged border and a gated access to a side path leading to a superb south facing rear garden. Adjacent to the kitchen is a decked terrace with wood store, outside tap and power point. Steps lead down to a partially walled south facing garden, designed to be low maintenance, with beautifully planted raised beds forming a picturesque space, ideal for outdoor dining and entertaining.

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

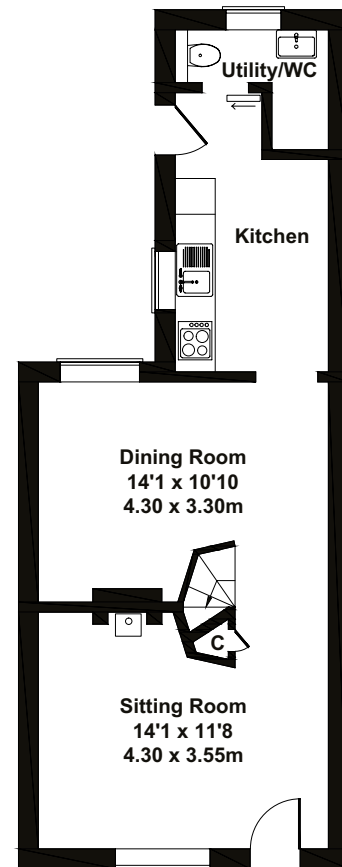
EPC Rating C

COUNCIL TAX Band B

POSTCODE PO31 7ST

TENURE Freehold

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



GROUND FLOOR

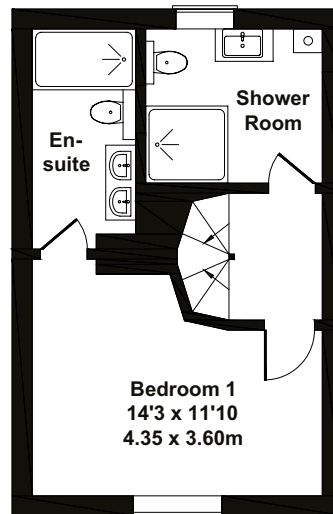
65 St Marys Road

Approximate Gross Internal Area
1109 sq ft - 103 sq m

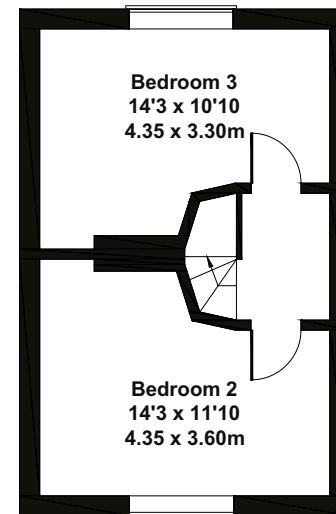
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023



FIRST FLOOR



SECOND FLOOR



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