

SPENCE WILLARD



41 Sun Hill

COWES, ISLE OF WIGHT

A beautifully refurbished period property set in the desirable Old Town with garden, roof terrace providing stunning panoramic views, as well as the rare benefit in this location of both a garage and off-road parking

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Situated in the heart of Old Town Cowes, number 41 is a period property with an abundance on offer from the moment you walk through the door. Fully refurbished in 2022/23, works included new electrical and plumbing systems, full redecoration throughout, newly installed bathrooms, and arguably one of the best roof terraces in Cowes, providing commanding views of the Solent, Harbour Entrance, River Medina and attractive town. Offering open-plan living spaces, wonderful garden room, garage, off-road parking and four double bedrooms; it really must be viewed to be fully appreciated.

The work has been carried out to exacting standards, and the property is ready to be enjoyed immediately, lending itself to being enjoyed as a permanent home or second home with the option to holiday let. In light of this, the property is available as a turnkey solution.

The property is situated in a highly convenient location, only a moments' walk to the popular High Street with its array of independent shops, restaurants and bars, as well as sailing clubs and frequent high speed passenger ferry services to Southampton taking approximately 22 minutes with easy onward connections to London.

ACCOMMODATION

A panelled front door with fanlight above opens to an **ENTRANCE LOBBY** with cupboard housing gas and electricity meters. A part-glazed door opens to:

OPEN PLAN LIVING AREA A lovely light dual aspect space fitted with UPVC double glazed sash windows. Part-panelled walls and luxury herringbone flooring (with a lifetime guarantee) runs throughout and connects the spaces. To the front of the property is a sitting room with a fireplace housing a gas stove set in hearth with period surround and bespoke cabinetry with space for a wall-mounted television with cupboards beneath. The area opens to a spacious dining area with glazed door to the rear garden and staircase to the first floor with safe beneath and bespoke fitted dog crate.



KITCHEN Overlooking the rear garden and fitted with a good range of base and wall cupboards, ambient undercounter lighting with granite worksurfaces over and undermount 1½ bowl stainless steel sink. Appliances include Miele 5 ring gas hob with extractor above and mirrored splashback, Miele single oven, integrated AEG washer/dryer and a Bosch fridge.

UTILITY ROOM A useful space with a stable door opening to the rear garden and with a sink, integrated Miele dishwasher and space for a Bosch freestanding tall fridge freezer.

WC With wash hand basin set on wooden surface with cupboards beneath and heated towel rail.

FIRST FLOOR

BEDROOM 2 A spacious double bedroom with fitted wardrobes, overlooking Sun Hill and with double glazed sash windows giving a view of the Harbour Entrance.

SHOWER ROOM EN-SUITE A spacious room with large vanity unit with sink and drawer storage below, large fitted mirror above with wall lighting to either side, WC, heated towel rail and walk-in deluge shower with separate handheld shower attachment.

BEDROOM 3 Double bedroom overlooking the rear garden with fitted wardrobe.

BEDROOM 4 A further double bedroom with fitted wardrobes again overlooking the rear garden.

FAMILY BATHROOM Fully tiled with a suite comprising bath with shower over and glazed screen, WC, wash basin set on vanity unit with storage below and heated towel rail. Cupboard housing hot water cylinder.

SECOND FLOOR

Stairs lead to a galleried landing, which makes for an impressive further reception area flooded with light and providing Solent views. Currently utilised as a **BAR** with space for seating, and fitted with wall and base cupboard with worksurface with sink inset. An external door opens to provide access to the roof terraces.

PRINCIPAL BEDROOM A large double room with view down Sun Hill to the Harbour Entrance and with fitted wardrobes to the full length of the room providing extensive storage. Built-in airing cupboard with slatted shelving.

SHOWER ROOM EN-SUITE Wash basin set on vanity unit with marble effect surface and cupboard beneath. WC, heated towel rail and fully tiled shower cubicle with deluge shower and separate handheld attachment.



OUTSIDE

The property can be accessed from Sun Hill to the front or Market Hill at the rear. To the rear of the property on Market Hill, there is off-road parking for 2-3 cars and a **GARAGE**, suitable for a small vehicle or ideal for additional outdoor storage. Enclosed with a brick wall, a pedestrian gate opens to a good sized paved rear garden, which has a **GARDEN SHED, GREENHOUSE** and **GARDEN ROOM** (15'7 x 8'9) with power, lighting and heating system. The roof has windows for further light and automatic sensors to allow for ventilation whilst sensing for rain. There are bi-folding doors to two sides, making for a wonderful space to be enjoyed for seating and dining throughout the year. Steps with iron handrail lead down to the rear of the property with access to the Utility Room or Dining area. From the second floor reception area, a door opens to a lower roof terrace enclosed with metal railings and with Solent views, there is then a bespoke engineered steel staircase leading to the **ROOF TERRACE** an expansive space, with ample room for both seating and dining, and breathtaking 360° views overlooking the rooftops of Cowes, the River Medina and beyond, the Harbour Entrance and the Solent to the Hampshire Coast.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating, Solar Water Heater situated on the Roof Terrace.

TENURE Freehold

EPC Rating C

POSTCODE PO31 7HY

COUNCIL TAX Band F

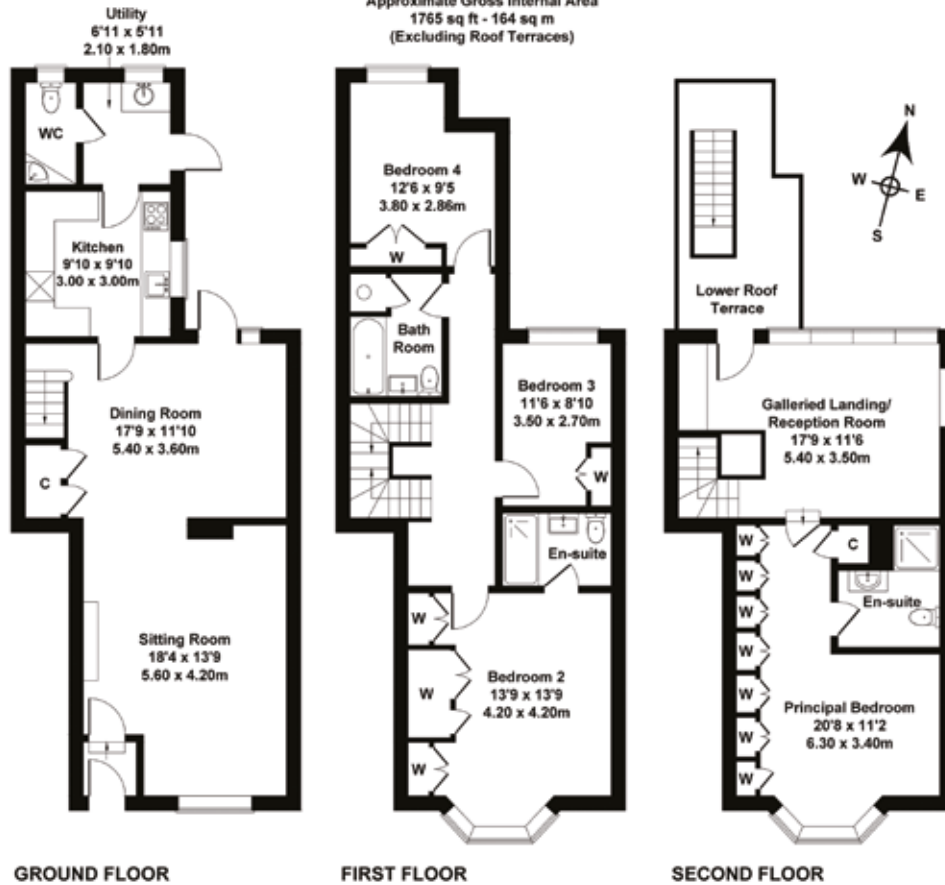
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





41 Sun Hill

Approximate Gross Internal Area
1765 sq ft - 164 sq m
(Excluding Roof Terraces)



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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