

McCarthy  
& BOOKER



3 Bell Cottages, Medina Road, Medina Road, Cowes, PO31 7BX



The current owners have used this charming cottage as their family home for the past 24 years, and it could easily lend itself to this role again. Equally it would make a perfect weekend bolthole, or coastal retreat for holidaymakers with a potential income stream.

### A roomy Grade II listed former public house

Lovingly renovated, this terraced, three storey cottage with four bedrooms is ideally located at the mouth of the Medina River between East and West Cowes. The cottage has river views from the living room and first floor and impressive Solent views from the second floor. It makes a wonderful family home or perfect lock up and leave bolthole to enjoy the buzz of Cowes, local sailing facilities and all the beaches and beautiful countryside across the Island.

As well as being a perennially popular vacation choice, thanks to its sandy beaches and sunny microclimate, the Isle of Wight hosts events throughout the year that attract thousands of visitors - from the famous Cowes Week sailing regatta and annual literary festival to the legendary IOW music festival, in addition to powerboat, cycling and walking dates that take place across the Island from spring through to late autumn.

### 3 Bell Cottages

Many period features have been retained, such as its original sash windows and green tiled exterior, adding carefully sourced reclaimed items, including a marble butler's sink and terracotta tiles in the kitchen, copper basins in the main bathroom and cast iron stands recovered from a Royal Mail train carriage.

### Interior

#### Ground Floor:

There is a modern part glazed wooden door to the entrance lobby, with a cupboard housing meters and an archway to the sitting room. This delightful room features a wood burning stove with bookshelves either side of the fireplace. Two sash windows make this a light welcoming space, with a window seat below, allowing the room to comfortably seat 8 people. There is recessed lighting, an under stairs cupboard and an open plan staircase leading upwards with a doorway to kitchen/dining room. The open plan kitchen/diner is fitted with a range of hand built base units with solid Iroko wood work surface over. There is a fitted marble Belfast sink with mixer tap, a 5 ring Smeg range cooker with single electric oven, space and plumbing for a washing machine, dryer and dishwasher and the room is finished with a terracotta tiled floor. There is also a fabulous floor to ceiling pantry. French windows adjacent to the dining area open onto a private courtyard which is delightful on sunny days throughout the year.



#### First Floor:

The landing leads to two bedrooms, one with an ensuite shower room designed by Jack Thompson, and a spacious family bathroom.

The principal double bedroom has a high ceiling with wide oak floorboards and large sash window overlooking the river. Period features include a recessed arch, which was once a doorway between the officer's quarters in the adjacent armoury (now the sailmakers loft) to the upstairs dining room in the old Bell Inn.

The en suite shower room features a tiled shower area, marble floor with underfloor heating, Burlington wash basin and matching WC.

A second double bedroom has a sash window overlooking rear courtyard, with a stripped and painted wooden floor. The bathroom opposite features partly tiled walls, a large double-ended bath with shower over, twin Moroccan copper basins set in a hardwood counter top with a full length mirror above and a reclaimed cast iron stand below.

#### Second Floor:

The stairs lead to the second floor and has access to loft storage and two further bedrooms or bedroom and study.

The double bedroom has a sloping ceiling and window to front aspect with fabulous views of the river and The Solent beyond.

The fourth bedroom is a single, or study, and has painted wooden floorboards and overlooks the courtyard garden. A convenient cloakroom can be found on this level.

#### Exterior

The cottage benefits from a south facing paved courtyard to the rear of the property with a small border providing a low maintenance walled garden.

Wooden sheds have been built to provide discreet storage for recycling bins and garden equipment. The courtyard is accessed via french doors from the kitchen/ dining room.

#### Further Information

Tenure: Freehold

EPC: D

Council tax band: B

Mains water, electricity, drainage and gas.

Gas central heating

Loft partially boarded and insulated

Grade II listed exterior

#### Parking

Dated October 2025: If you live within 200 metres of a council car park, you may buy up to two permits for your own vehicles. Only two permits can be bought for each postal address. You can buy a six-month, or 12-month permit. The costs for a six-month permit at £119.40 for the first permit and £159 for the second permit. The costs for a 12-month permit are £238.80 for the first vehicle and £318 for the second vehicle. Further parking options are available very close to the property, please enquire to McCarthy & Booker.



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

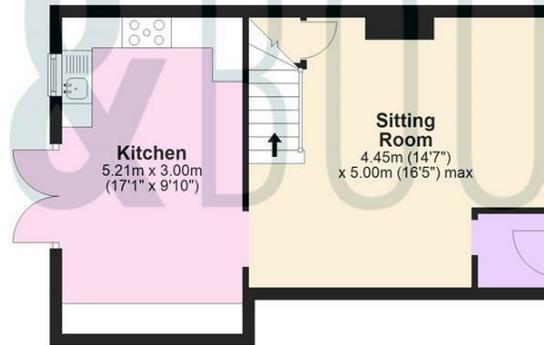
### First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



### Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



### Second Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 105.1 sq. metres (1131.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk  
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