

# SPENCE WILLARD



6 Langtry Place, Cowes, Isle of Wight

*A coastal townhouse occupying a quiet, elevated position with excellent views and off-street parking. Some work now required, providing a great opportunity for someone to take on as a small project*

VIEWING

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### **6 Langtry Place**

A coastal townhouse occupying a quiet, elevated position with excellent views and off-street parking. Situated in a quiet yet central location within the Old Town and Conservation Area, the house is set back around 150 metres from the waterfront in an elevated position affording excellent views over Cowes Harbour and The Solent. The Parade is a short walk down Bars Hill providing access to Trinity Landing and some of the country's most prestigious yacht clubs, including The Royal Yacht Squadron, The Royal Ocean Racing Club, The Royal London Yacht Club and the Island Sailing Club. 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). To the rear there are views over nearby Northwood Park with tennis courts, bowling green and Northwood House with seasonal entertainment and lawn bar. Cowes Golf Course is within a short walk. Built in 2000, the property has currently some openings made between the adjacent property (no 5) to form one large property, however, is now available for someone to return to its original state to provide a three bedroom home set over three storeys, with a south-facing rear garden and off-street parking.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE LOBBY

Coat hooks and part glazed door to:

##### HALLWAY

With staircase off and understairs cupboard.

##### BEDROOM 3

French doors to the rear terrace.

**SHOWER ROOM EN-SUITE**  
Shower, wash basin & WC.

**GARAGE AND WORKSHOP**  
With up-and-over door and sink unit with cabinetry providing useful utility space.

**FIRST FLOOR**

**LANDING**

**SITTING ROOM**  
A nicely proportioned room focused around the view which is framed by French doors with adjacent windows providing panoramic sea views and opening to the balcony.

**BAR**  
An area with fitted cabinets and utilised as a bar area with opening to the conservatory and Utility Room. Could work well as a kitchen.

**CONSERVATORY**  
Facing south and west, a UPVC framed conservatory with adjacent terrace which overlooks the rear garden with views towards Northwood Park.

**BAR AREA**  
Fitted with a series of cupboards and shelving, space and socket for a fridge.

**UTILITY ROOM**  
Fitted with base and wall cupboards, work surface with inset stainless steel sink, space and plumbing for washing machine and dryer. Worcester gas fired combination boiler (fitted in October 2018), WC.

**SECOND FLOOR**

**LANDING**  
With hatch access to roof space. Linen Cupboard.

**BEDROOM 1**  
A double bedroom with superb views across the Solent to the Hampshire Coast.

**SHOWER ROOM EN-SUITE**  
With a large walk-in shower, wash basin with cupboards beneath, WC and heated towel rail.

**BEDROOM 3**  
A double bedroom with an outlook to the rear towards Northwood Park.





#### **SHOWER ROOM EN-SUITE**

Shower, wash basin, WC and heated towel rail.

#### **OUTSIDE**

To the front of the property is a block paved driveway with parking for two cars (which allows access to adjacent 7 & 8 Langtry Place). To the rear of the conservatory is a raised, decked terrace facing south and west with steps down to a largely paved garden, surrounded by mature borders and enclosed by close board fencing. There is space for outdoor dining and seating, as well as a lower-level paved terrace accessed from the ground floor bedroom.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating controlled by separate thermostats on each level. Connections come into number 6 and will need to be capped going through to the adjacent property. The boiler is also located in no 6.

**PLANNING** Please note planning consent will be required to 'reconvert' the property to their original state as two separate dwellings. Pre-application advice has been sought and indicates a favourable response would be given to a full application.

**NOTE** There are openings (as highlighted in red on the floorplan) that will need to be sealed. Costs to be shared equally with adjacent property. The conservatory will also need to be divided or removed.

**COUNCIL TAX** Band G

**TENURE** Freehold

**POSTCODE** PO31 7QQ

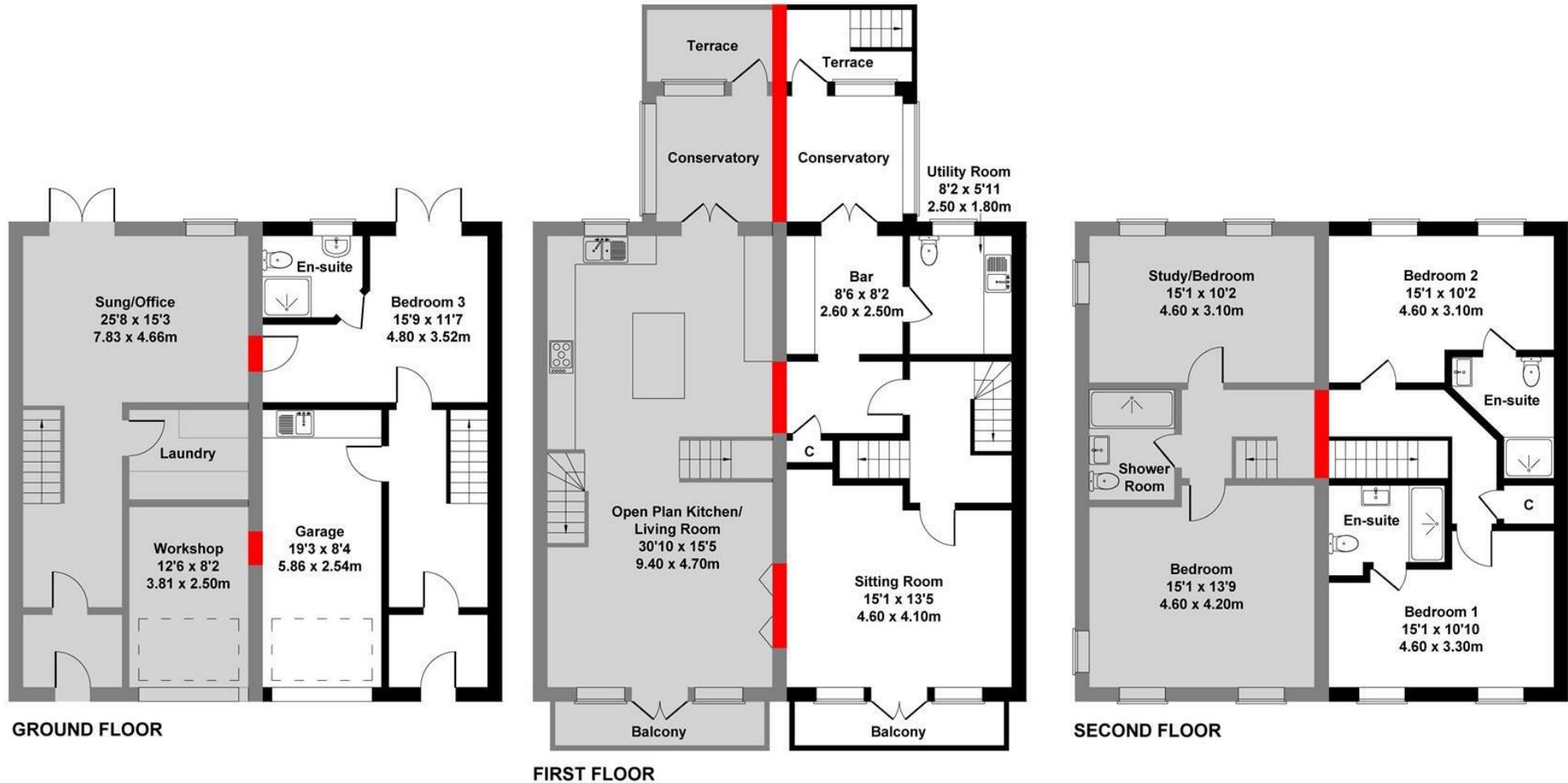
**EPC Rating** C

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



## 6 Langtry Place

Approximate Gross Internal Area  
1561 sq ft - 145 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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