



MERRYWOOD

116 Baring Road • Cowes • Isle of Wight • PO31 8DS


**BCM
Wilson
Hill**



SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

MERRYWOOD

116 Baring Road • Cowes • Isle of Wight • PO31 8DS

A substantial house in the popular coastal town of Cowes, adjoining the golf club with a self-contained annexe & separate flat set within garden and grounds of about half an acre.

Main House

Ground Floor

Porch | Reception Hall | Kitchen/Breakfast/ Sitting Room | Drawing Room | Dining Room | Study | Utility Room | Shower Room/ WC

First Floor

Landing | Bedroom 1 | Three Double Bedrooms | Single Bedroom | Family Bathroom | Shower Room

Second Floor (Flat)

Landing | Kitchen/Dining/Living Room | Two Double Bedrooms | Shower Room | Eaves Storage

Annexe

Ground Floor

Hall | Kitchen | Sitting Room | Study/Bedroom 2 | Utility Room | Rear Lobby | WC

First Floor

Double Bedroom | Bath/Shower Room

In all 5045.6sqft (476sqm)

Gardens, Grounds and Outbuildings

Landscaped garden | Large Garden Shed/Workshop | Two Garden Sheds | Summer house | Driveway

In all 0.53 acres (0.21 ha)

Guide Price £1,425,000



LOCATION

Merrywood is on a popular road, a few minutes' drive from the centre of Cowes and adjacent to Cowes Golf Course. Cowes is a coastal town, famous for the Cowes Week Sailing Regatta and a large number of prestigious Sailing Clubs for sailing enthusiasts. Aside from this, Cowes is a pretty town with narrow winding streets down to its historic esplanade where there is a range of shops and year-round cultural and social activity. Connections to the Mainland are good with Fastcat crossings (28 minutes) from the centre of the town and by car (1 hour) from East Cowes. There is a range of excellent primary schools in the area and Ryde School with Upper Chine is a highly respected private school thirty minutes away.

HISTORY

Merrywood is thought to have been built in 1915 and many of the features of the Edwardian period remain: fireplace alcoves, light open rooms with plenty of windows including square bay windows, terracotta floor and roof tiles and pebbledash exterior. Part of the house can be identified as being the original servants' quarters with smaller rooms and interconnecting doorways and it would appear that the main reception rooms were designed to be at the back of the house which is south-facing and overlooks the large rear garden.

THE PROPERTY

Merrywood is a house that can be configured to suit any family due to its number of rooms and flexibility of space which can be divided into separate living quarters. In their tenure, the current owners have remodelled some of the rooms, building partition walls to divide particularly large spaces into two rooms. However, new owners may prefer to open these up again and return them to their original dimensions. The house now benefits from a large central kitchen/breakfast/living room with bi-fold doors on two sides opening onto to the outside. It offers the possibility of having at least three separate living quarters which can provide for multi-generational living, an annexe for a relative or an income stream using the annexe and the top floor flat as a holiday or long term lets (subject to the relevant permissions). Outside, there are a number of places designed for outdoor dining with ornate paved terrace and French windows providing easy access from the reception rooms. Additionally, a large workshop stands at the west side of the house for garden storage, a workshop or possibly remodelled as part of a separate plot (subject to the necessary permissions).





GROUND FLOOR

Porch

The large front door opens into a porch with terracotta tiled floor and a door to the left providing separate access to the second floor flat. Ahead is an internal door leading to the entrance hall.

Entrance Hall

The central entrance hall, featuring a fireplace with wrought iron surround and large window onto the driveway. Painted wood staircase with carpet runner rising up to the first floor.

Kitchen/Breakfast/Sitting Room

A large square space which has been reconfigured to provide separate spaces for cooking, eating and sitting. Attractive dark teal cabinetry with brass door furniture and marble-style Corian worktops with stylish tiled splashbacks. A set of bi-fold doors on two sides of the room offer wonderful views of the garden. A large central island with high stools creates a social focus and the inside-outside nature of this room makes this a central hub for family and friends.

Drawing Room

A dual-aspect room with an impressive fireplace alcove with windows on both sides of the brick chimney breast. Wood burning stove and wood floorboards. Double, glazed doors lead into the kitchen area.

Dining Room

Accessed between the kitchen and entrance hall with built-in cabinets and tongue and groove painted panelling. A painted wood floor and a gas woodburner make this a cosy space for informal dining. The original external facing window allows a sense of being part of the kitchen space and also provides light into this room.

Study/Bedroom 8

A study is accessed off the entrance hall. French windows situated at the side of the house with useful built-in storage and views of the garden.

Utility Room

Off the kitchen with ample storage provided by a row of built-in cupboards.

Shower Room/WC

A newly fitted shower room with large walk-in shower, slate tiled floor, floor to ceiling sophisticated grey marble tiles and polished chrome shower fittings.





FIRST FLOOR

Landing

Light, open space at the top of the stairs leading to all rooms and access door to stairs up to second floor flat.

Bedroom 1

This is a large bedroom with fireplace alcove and plenty of light from the square bay window and twin windows either side of the fireplace. Views across the garden towards the golf course.

Bedroom 2

A double bedroom with a bank of built-in cupboards across one wall. Views over the garden.

Bedroom 3

A double bedroom with window overlooking the front drive. Built-in wardrobe.

Bedroom 4

Dual aspect with built-in wardrobe.

Bedroom 5

A single bedroom with a shower room next door. West-facing window.

Family Bathroom

This is a generous bathroom with both a bath and a walk-in shower, sink and WC. Built-in cupboard.

Shower Room

Adjacent to Bedroom 5 with shower unit, sink and WC.

SECOND FLOOR (FLAT)

Landing

With access to all the rooms.

Kitchen/Dining/Living Room

An open-plan, light-filled room with shaker cabinetry and tiled splash-backs. Stainless steel sink and drainer. Wood Flooring.

Bedroom 6

A large double room with plenty of eaves storage and large window overlooking the west side of the garden.

Bedroom 7

An east-facing double bedroom with a sink





ANNEXE GROUND FLOOR

Hall

Access from either the front drive of the property via double doors, or internally via the annexe utility room.

Kitchen

With wood-fronted top and bottom cabinetry. A Smeg range with extractor Fan and stainless steel gas hob. Formica worktops and composite sink and drainer. Vinyl floor and beams on the ceiling.

Sitting Room

A cosy sitting room with an original open fireplace and painted wood carved surround and mantel. Built-in cupboard.

Study/Bedroom 2

Once a single garage, this is now a dual-aspect room with the flexibility of being made into an additional bedroom.

Utility Room

With Formica worktops and built-in open storage. Space for housing white goods.

Rear Lobby

With double doors to the exterior. Painted wooden stairs up to first floor en suite bedroom.

WC

FIRST FLOOR

Double Bedroom

Dual-aspect double room accessed directly via a staircase from the ground floor rear lobby. Windows facing east and west.

Bath/Shower Room

With built-in bath, shower over bath, sink and WC.





GARDENS AND GROUNDS AND OUTBUILDINGS

The garden wraps around the south and west side of the house and extends to a rear fence where there is pedestrian access onto Cowes Golf Course. The side of the property may have scope for demolition of the existing workshop and replacement with a residential dwelling, subject to planning permission. There is a stone wall at the front of the property adjacent to the pavement and the road with a large entrance/exit for car access. Inside this wall at the front of the property is a generous area of hard standing providing parking for several cars.

The annexe also has the benefit of a terraced area and a fenced small garden area.

Outbuildings consist of a substantial workshop with concrete floor and double wood doors. There is a small shed, currently used for goats, and two more sheds on the property as well as a summer house at the far corner of the rear garden.

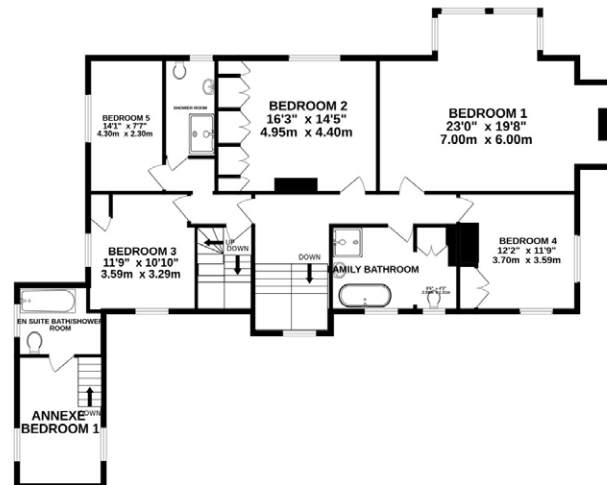
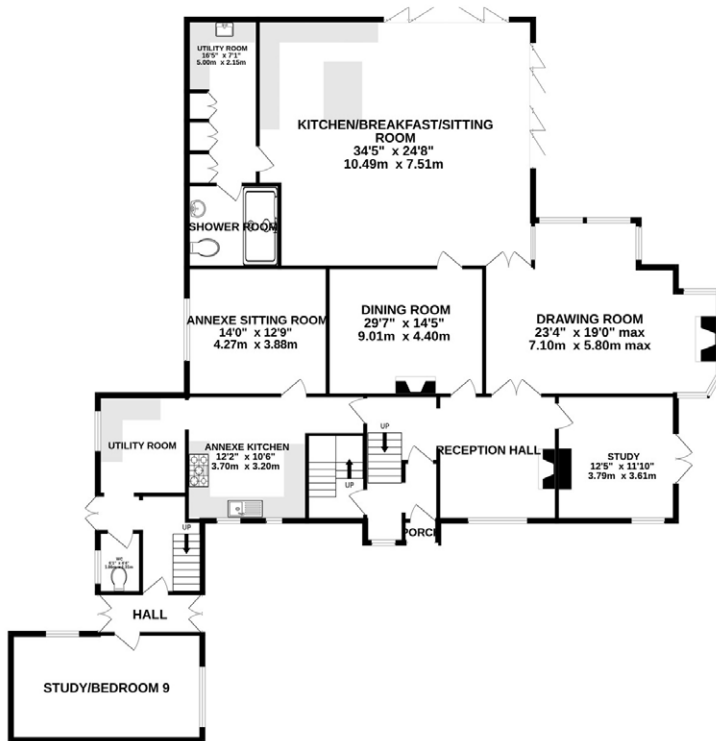


NOT TO SCALE

GROUND FLOOR

1ST FLOOR

2ND FLOOR



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

None across the property.

Services

Mains Water, Electric, Drainage and Gas.

Main House & 2nd Floor Flat – Mains Water, Electric, Drainage and Gas all on the same supply.

Annexe – Mains Water, Electric, Drainage and Gas on separate supply from the main house.

Buildings – Mains Electric.

Broadband availability

Ultrafast available

Mobile /Internet Coverage

Good indoor and outdoor. Some 5G networks available

Tenure

Freehold with vacant possession.

Planning

The property is not listed.

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

Construction

Brick. Built in 1915.

Local Authority

Isle of Wight Council

Council Tax Band

H

Postcode

PO31 8DS

EPC

D

Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

What3Words

///dates.steadily.different

Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828806 e: iow@bcmwilsonhill.co.uk

NB These particulars are as at August 2026 Photos July 2026

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.

v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.



Isle of Wight

01983 828 800

iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

