

McCarthy
& BOOKER



Thetis Cottage, 8 Baring Road, Cowes, PO31 8DA

Guide Price £750,000



Planning permission granted for a new build over 3,500 sq ft - 24/01779/RVC - Fantastic sea views - Rarely available plot in prestigious road - CHAIN FREE opportunity

AN EXCITING OPPORTUNITY WITH PLANNING PERMISSION

Located on the prestigious Baring Road with striking sea views and a south facing rear garden backing onto the historic Northwood House estate, there has been planning permission granted - 24/01779/RVC - for a contemporary two storey dwelling with self contained annexe, spanning approximately 3,500 square feet.

The new owner could take advantage of the live planning permission to fulfil the potential of this rarely offered site in such close proximity to Cowes High Street, with direct views across Trinity Church and the Royal Yacht Squadron to the race start/finish line and two minutes walk to Cowes Green and Cowes itself.

Planning Permission 24/01779/RVC

A contemporary two storey building over 3,500 sq ft with internal garage and parking. An internal one bedroom annexe including a bedroom, bathroom, sitting room and kitchen.

Ground Floor:

The main house has one bedroom with ensuite facilities, separate wc, plant room, utility room, kitchen/family room and dining room.

First Floor:

Two bedrooms both with ensuites, study area, sitting room with fabulous sea views and a principal bedroom suite with ensuite facilities and dressing room with access to a super balcony.

To Note: Demolition has begun so that the planning permission is now live, and conditions discharged.

The Existing Property: 'Thetis Cottage'

Currently a three bedroom bungalow with two bath/shower rooms, kitchen, large utility, spacious sitting room and a conservatory, Thetis Cottage could be renovated and refurbished to your own style and tastes.



Interior:

There is original parquet flooring throughout the property, vintage panel radiators and an ornate glass and metalwork interior door to the sitting room.

One bathroom has a bath and wc and basin with a separate shower room having a walk in cubicle, wc, bidet and basin.

The three bedrooms are comprised of two doubles, both overlooking the garden and one with an array of built in wardrobes, and a third single bedroom that has the fantastic sea views and built in cupboard space.

The dual aspect sitting room has double doors to the garden whilst at the opposing end of the room there is access to a conservatory that has three glazed sides making the most of the phenomenal sea views.

There is a kitchen and a large separate utility room with many storage units, within the property.

Exterior:

A wide inclined driveway reaches up to the elevated parking area at the fore of this property. There is a lawned area, perfect for watching the ever changing sea-scape with the impressive Holy Trinity Church, together with a clear view of the start/finish line for yachting regattas in front of the Royal Yacht Squadron.

There are passageways either side of the property leading to a surprisingly large rear garden that has a secure gate which opens into the Northwood Park estate. This south facing outside space has many established trees, shrubs and plants and a large garden store, it is a perfect spot to listen to the birdsong and relax.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

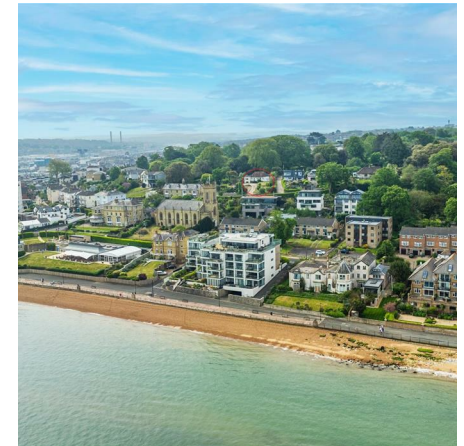
Tenure: Freehold

EPC: F

Council tax band: E

Mains water, gas, electricity and sewerage

Super and Ultra fast broadband available in this area



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.

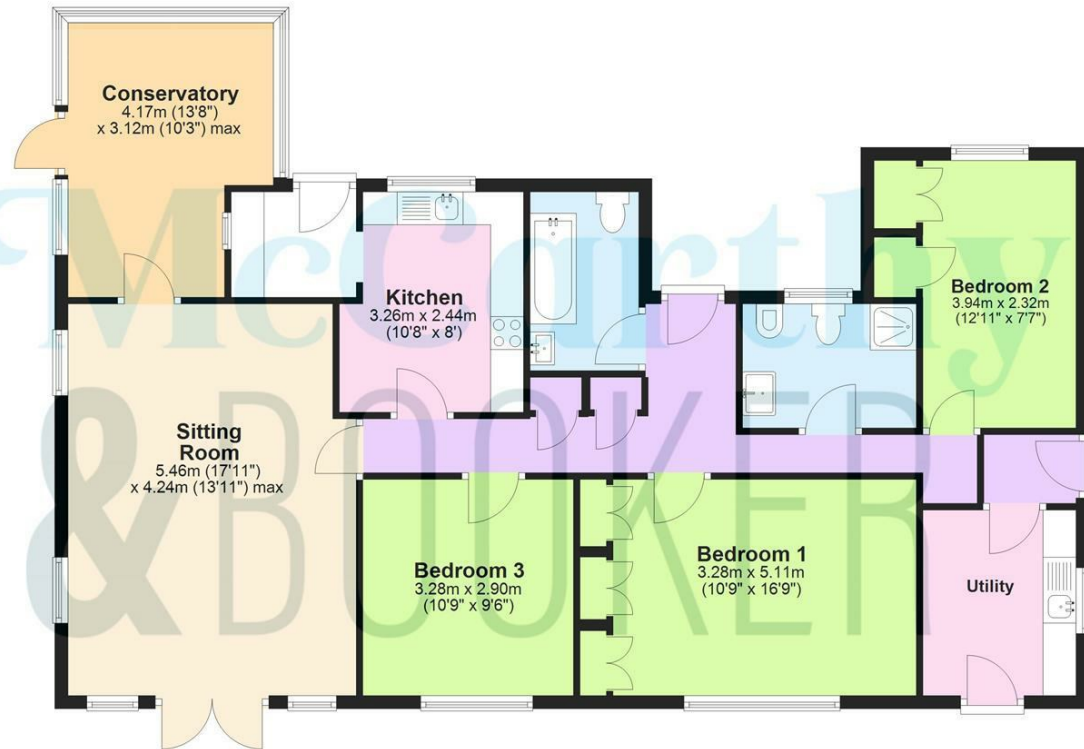
Disclaimer

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.

Ground Floor

Approx. 117.5 sq. metres (1264.7 sq. feet)



Total area: approx. 117.5 sq. metres (1264.7 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
Plan produced using PlanUp.

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