

Cameo, 16 Bath Road, Cowes, Isle of Wight, PO31 7QN

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McCarthy & BOOKER

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Guide Price

Viewing is highly recommended to fully appreciate the quality, scale and exceptional lifestyle this remarkable property has to offer.

A fabulous home in the heart of Old Town Cowes

This is an extraordinarily sociable home where every space has been designed for comfort, entertaining and making the very most of its spectacular surroundings. Combining contemporary luxury, fascinating history and one of Old Town Cowes' most enviable positions, it offers a rare opportunity to acquire a truly individual coastal home.

Occupying a prime position in the heart of Old Town Cowes, this exceptional home tells a remarkable story. Within living memory, the building has served as both a restaurant and a fancy dress boutique and clothing store before being completely transformed into the stunning contemporary residence seen today.

Designed as an 'upside-down house' to maximise its unrivalled coastal outlook, the principal living accommodation occupies the first floor, where every opportunity has been taken to capture breathtaking views across the Solent. This beautifully renovated property has been transformed and redesigned around the original staircase - one of several outstanding features, both inside and out the building. Along with it's wide inset front balcony with direct sea views, a pretty rear garden, an enormous roof terrace - again with a fantastic sea vista, there are three double bedrooms, expansive kitchen including dining area, sitting room with outlook to both the rear garden and to the Solent, as well as a modern lift between the two floors. Everything you possibly need for a modern home with a history. Must be viewed!

Interior

Lovingly redesigned and refurbished to an exacting standard, the property has been thoughtfully planned around the original internal feature that remains – the magnificent century-old staircase. Beautifully restored with solid oak handrails, it forms the architectural centrepiece of this unique home, effortlessly blending the building's heritage with luxurious modern living.

First Floor:
A wide recessed balcony spans the entire frontage, offering approximately 110-degree panoramic views stretching from Southampton Water to Leigh-on-Solent. Complete with integrated patio heaters, it becomes an outdoor area for much of the year and provides an outstanding setting for morning coffee, evening drinks or simply watching the ever-changing activity on the water.The elegant sitting room enjoys dual aspects, looking out to both the balcony and the beautifully landscaped rear garden. A striking marble fireplace with inset gas fire creates a warm focal point, while natural light floods the room throughout the day.











At the heart of the first floor is an impressive entrance hall where the restored staircase rises through a bright, welcoming space finished with herringbone-pattern Karndean flooring. From here, accommodation radiates effortlessly, including two separate studies, ideal for home working, a cloakroom, a practical laundry room with plumbing for both washing machine and tumble dryer, additional storage and the Vaillant gas boiler. A discreet modern lift provides effortless access between both floors, adding exceptional convenience and accessibility.

The kitchen has been designed with both entertaining and everyday living in mind. Beautiful navy blue cabinetry is complemented by thick solid oak work surfaces and a substantial central island incorporating refrigerated drawers. High-quality integrated appliances include Bosch microwave, dishwasher and extractor, a Rangemaster range cooker with induction hob, twin wine coolers, integrated waste storage and larder with internal power points. Underfloor heating extends throughout both the kitchen and adjoining dining area, while wide bi-fold doors open directly onto the rear garden, seamlessly connecting inside and out.

Ground Floor:
Beyond a charming period style doorway, the ground floor provides a wonderfully calm and private bedroom level with underfloor heating.
There are three generous double bedrooms, each beautifully presented. The principal suite benefits from its own elegant en-suite shower room, while a second spacious bedroom enjoys an en-suite bathroom together with access to a luxurious Jack and Jill shower room, which also serves the third double bedroom. The hallway flows around to entrance of the lift, while extensive fitted storage includes understairs storage, additional built-in cupboards and a generous walk-in wardrobe.

Exterior

Outside, the lifestyle on offer is every bit as impressive as the accommodation itself. The front balcony provides uninterrupted sea views that can never be lost, while the landscaped rear garden offers a peaceful retreat. A pergola draped with mature vines creates a delightful focal point complemented by another additional seating area beneath. Adjacent to the house is a further paved relaxation space complete with patio heaters, an electric awning, external power points and water supply. There is access through a secure gate at one side to an entrance door and the wide steps leading down to street level.

Two versatile garden stores, both with light and power, provide excellent practical storage while an external staircase rises to the crowning feature of this remarkable home — an expansive roof terrace of over 900 sq ft. Here, uninterrupted panoramic views across the Solent create one of the finest entertaining spaces in Cowes. The outlook is wonderfully open, making this an unforgettable setting for gatherings with family and friends or simply relaxing whilst watching the world sail by.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing with quick access to Southampton via the 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.

Further Information





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Tenure: Freehold
EPC: C
Council tax band: E
Double glazed throughout
Broadband: Super and Ultra fast available
Gas central heating via Vaillant boiler
Underfloor heating throughout kitchen and dining area
Mains gas, electricity, water and sewerage
RING security system

REGARDING PARKING:
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.

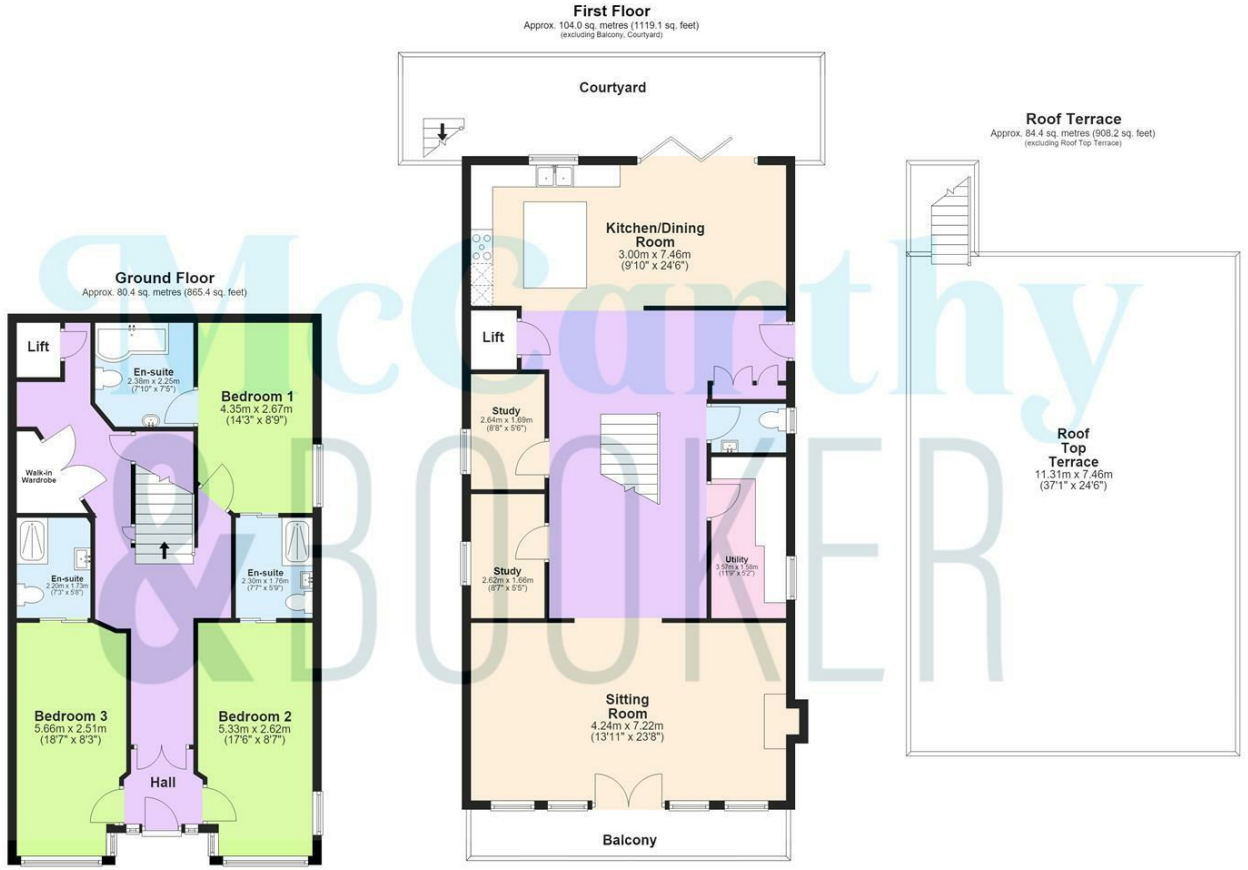
Viewing

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.



Total area: approx. 268.7 sq. metres (2892.7 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
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