



# Cliff Cottage, Cliff Road

## Cowes

£950,000



Lancasters

**CHAIN FREE** A handsome three-storey period home offering deceptively generous accommodation across three floors, with the added benefit of parking, a private garden and outstanding sea views. Positioned on a quiet residential street a short walk from the seafront, Cliff Cottage combines original period character with modern upgrades, retaining many original features throughout. The property holds lapsed planning consent to extend, along with scope to enlarge the parking area to the front. To the rear, a substantial terrace takes full advantage of the far-reaching Solent views, with a well-proportioned lawned garden and summer house beyond.



## 4 Bedroom Detached House

### Entrance

A grand front door and wide entrance hall opens to a turned staircase throughout the property.

**Bedroom 1** 13' 3" x 18' 1" (4.03m x 5.5m) into bay

A well-proportioned double bedroom with bay window framing panoramic views across The Solent, complemented by a range of built-in storage.

**Bedroom 2** 13' 5" x 11' 6" (4.1m x 3.5m)

A double bedroom with French doors opening to a Juliet balcony with superb Solent views. Original fireplace with marble surround.

**Bedroom 3** 10' 10" x 11' 10" (3.3m x 3.6m)

A double bedroom with built-in storage and original fireplace. Front aspect.

**Bathroom** 13' 9" x 8' 5" (4.2m x 2.56m)

A contemporary suite comprising a large walk-in shower, freestanding double-ended bath with mixer tap and shower attachment, timber-mounted washbasin, WC, heated towel rail and shelved storage cupboard.

### Lower Ground Floor

Can be accessed via a part-glazed panelled door to the side elevation. Wooden flooring, original staircase to back to the ground floor, and a range of built-in cupboards and shelving.

**Sitting Room** 18' 1" x 13' 3" (5.5m x 4.03m) into bay

A bright and welcoming room with bay window and French doors to the garden, sea views, a wood-burning stove and built-in cupboards to either side.

**Kitchen** 13' 5" x 11' 6" (4.1m x 3.5m)

A well-appointed modern kitchen with part-glazed doors opening directly onto the terrace and Solent views beyond. Fitted with a range of base and wall units, integral dishwasher and fridge, and a Rangemaster range cooker set within the brick chimney breast with extractor fan.

**Study** 8' 5" x 8' 6" (2.57m x 2.58m) max

additional reception space - ideal home office. Side aspect window.

**Utility** 11' 2" x 7' 7" (3.4m x 2.3m)

Worksurfaces, sink unit and space for washing machine and tumble dryer. Vaillant gas-fired boiler and hot water cylinder. A striking structural glass feature covers an original brick well, illuminated by downlighters.

### Store

Accessible from the utility room - no external windows. Ideal cellar style storage space.

### Pantry

Large walk in storage - window.

### W/C

W/C and basin. Heated towel rail.

### First Floor

Slopped ceilings through this floor.

**Bedroom 4** 11' 10" x 7' 10" (3.6m x 2.4m)

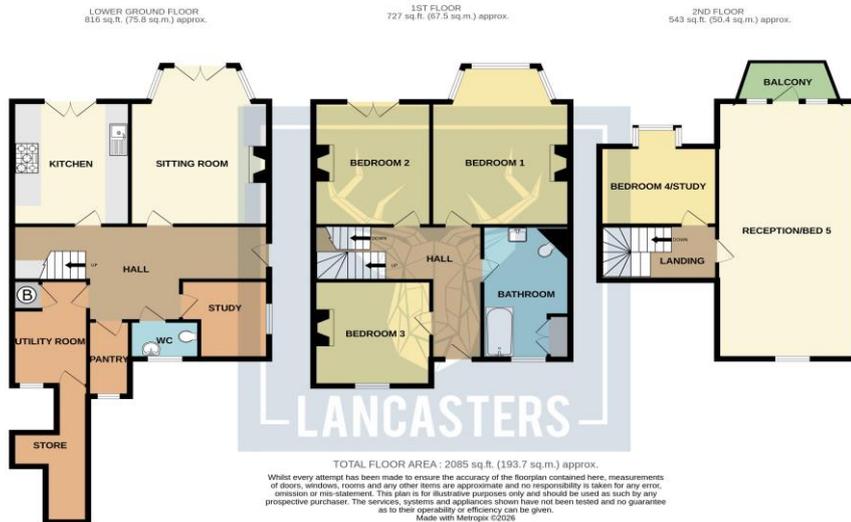
Dormer window with fine Solent views

**Reception/Bed 5** 28' 3" x 12' 10" (8.6m x 3.9m) max

A characterful room with glazed apex to the rear elevation and direct access to a private balcony enjoying far-reaching 180 degree Sea views.

### Outside

Brick pillars open onto a gravel driveway, flanked by a partially lawned garden which offers potential for extending the parking area further. A wrought iron gate leads to steps on the eastern elevation, providing side access to the Lower Ground Floor and through to the rear garden. To the rear, a generous gravelled and paved terrace is complemented by an adjacent log store. Steps descend to a well-enclosed lawned garden, bordered by mature hedging, with a timber summer house featuring an ornamental lead roof and timber store at the far end.



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