



Guide Price

£600,000
Freehold

Lammas Close, Cowes, Isle of Wight, PO31

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1.2 miles from West Cowes to Southampton Ferry
9.5 miles from Fishbourne to Portsmouth Ferry
12.7 miles from Yarmouth to Lymington Ferry

Detached coastal home with sweeping
Solent views, first floor living space,
large balcony, and private woodland
extending towards the esplanade, in a
peaceful cul de sac setting.

Detached coastal home with panoramic
Solent views

First floor living area with large balcony
and dual aspect reception

Three double bedrooms, study, shower
room, integral studio and external
workshop

Additional 0.81 acres of private
woodland extending towards the
esplanade

Huge potential for modernisation and
extension (STPP)





Please refer to the full brochure regarding the details and appliances in a peaceful cul de sac off Baring Road, this much-loved residence is coming to the market for the first time in three decades. Elevated to capture sweeping views across the Solent and the Hampshire coastline, the property offers an exceptional setting and remarkable potential for a new owner to create a truly special family home. Designed with an upside-down layout to maximise its outlook, the first floor is the heart of the home. A bright and generous entrance hallway leads upstairs to the principal living space, where a dual aspect sitting and dining room frames uninterrupted sea views. A glass door opens onto an expansive balcony, an impressive extension of the living area and an ideal spot for al fresco dining, entertaining, or simply enjoying the ever changing seascape. The first floor also includes a galley style kitchen and a convenient cloakroom. The ground floor provides well-proportioned accommodation, including four double bedrooms and a study, offering flexibility for family living or home working. A shower room also serves this level. At the rear of

the property, a large workshop, once an ensuite to the principal bedroom, presents the possibility of reinstatement, subject to investigation. One of the home's most unique advantages is the additional 0.81 acres of woodland acquired by the current owners. Extending from the rear garden down to the rear of Briary Court on Cowes Esplanade, this private land secures the property's panoramic outlook and offers a natural buffer that enhances both privacy and tranquillity. Externally, the property benefits from driveway parking for multiple vehicles, a single garage, and a generous workshop. The surrounding gardens and woodland create a serene environment, while the cul de sac location ensures minimal passing traffic and a sense of seclusion. While the home would now benefit from modernisation, it offers enormous scope for refurbishment, reconfiguration, or extension (subject to the necessary permissions). Its outstanding position, protected views, and sizeable plot make it an exceptional canvas for those wishing to create a bespoke coastal residence.

What the owner says...

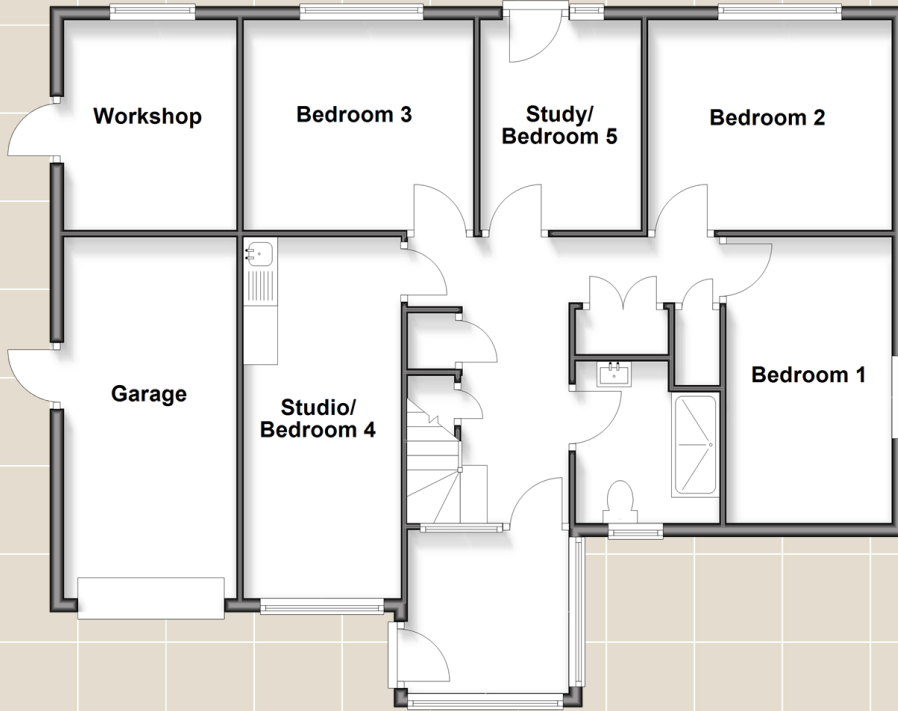
"Tucked away in a quiet, friendly cul de sac, this home enjoys a wonderfully peaceful setting paired with spectacular, far reaching views across the Solent. It's the kind of outlook that changes with the light—morning calm, sparkling afternoons, and dramatic sunsets—bringing a sense of coastal tranquillity to everyday life.

For those who love to explore, the location offers excellent access to the Red Jet passenger service. Day trips to Southampton, London, and beyond become effortless, making this an ideal base for both island living and mainland adventures.

This combination of serenity, community, and connectivity is rare—perfect for buyers seeking a home that feels like a retreat while keeping them close to everything they need."

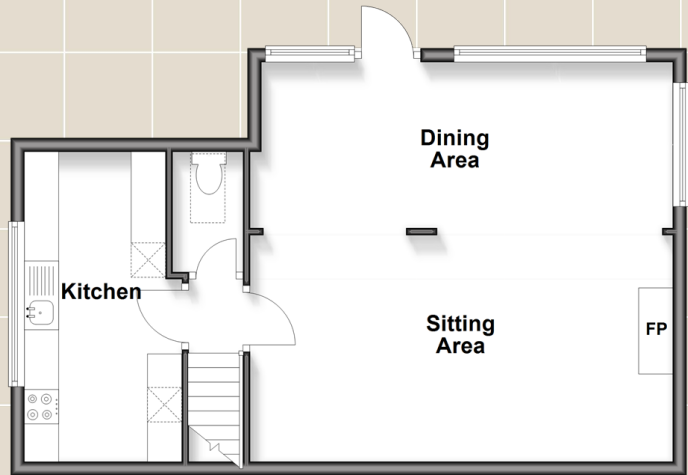
Ground Floor

Approx. 99.5 sq. metres (1071.4 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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