The Sail Loft, 1A Old Road, East Cowes, Isle of Wight, PO32 6AL

Guide Price £825,000

4 1 3

McCarthy & BOOKER

The Sail Loft, 1A Old Road, East Cowes, Isle of Wight, PO32 6AL

Guide Price £825,000

A unique contemporary home built in 2024, offered for sale as a turn key home with DESIGNER INSPIRED CONTENTS. It has been designed as an 'upside down house' to maximise the fabulous sea views from the first floor open plan kitchen/dining/sitting room with its great recessed balcony to enjoy the ever changing watery vista. A wonderful home with four bedrooms and three bath/shower rooms and a high end, well appointed, kitchen. The pretty garden has a bespoke outside kitchen, a great area to socialise. Must be viewed to appreciate the quality and finish within this home.

A unique and beautifully designed home

Located in an excellent elevated position to make the most of the sea views this 'upside down' home certainly has the wow factor. Built by the current owners to an exceptionally high standard and using high end fixtures and fittings, there has been great care and attention given throughout the property from the external build materials to the colours and tones used when decorating that emphasises and highlights the attributes of each room according to the direction of the compass and the light passing through. This four bedroom home has a glorious open plan kitchen/dining/sitting room with a recessed sheltered balcony plus another which is Juliette style.

There is a delightful rear garden with a fully equipped outside kitchen, parking for 3 vehicles and a garage/workshop. Absolutely fabulous and has to be viewed to appreciate what there is on offer.

Interior

This pristine home is bright and airy throughout and has been thoughtfully created to maximise the views and use of space with plenty of storage and easy maintenance. It is decorated in soft neutral tones with light stone tiles flowing through the hallway and the open plan first floor, both with underfloor heating.

Ground Floor:

Entering into a spacious hallway that leads off to four bedrooms, a family bathroom including utility area and a modern staircase leading up to the first floor. Beneath here is understairs storage, an airing cupboard and a plant room containing the Gloworm gas boiler, underfloor heating manifolds and 400 litre Kingspan water cylinder.

Within the generously sized family bathroom, which contains both a freestanding bath, large walk in tiled shower cubicle, wc and basin, there is also a convenient utility area complete with sink, storage cupboard and space/plumbing for a washing machine.

All four bedrooms are doubles in size and have a calm relaxing ambience. The two larger bedrooms have ensuite shower facilities, with the principal bedroom having a modern panelled wall and bespoke wardrobes reaching along one length. Double patio doors open to the landscaped garden.

First Floor:
Gliding up the staircase you emerge to an open plan room which has outstanding views out to sea. This ample space flows from the beautiful kitchen area which has a generous sized island and breakfast bar, and is surrounded by an array of cupboards. These incorporate a variety of pan drawers and full height storage units, a fantastic walk in pantry, a double Belfast sink and wine cooler. This very well appointed kitchen includes an integrated NEFF dishwasher, a tilt and slide oven, microwave, full height freezer and separate full height fridge as well as a four zone induction hob with built in downdraft extraction fan. A cooks dream kitchen!
This ample open plan space has been cleverly zoned into both a dining and relaxing sitting area, with the full height windows and a Juliette balcony allowing the room to fill with light. The sizeable sitting area has double doors opening to a west facing tiled balcony which is inset, offering shelter during rainy periods as well as being bathed in light at the end of the day. A perfect spot to sit and watch the ever changing seascape, and a great vantage point for the start/finish line of yacht races such as the Round the Island Race.

Exterior

This impressive contemporary house rises up on its elevated aspect and has unrestricted views out to sea across interesting rooftops. There is a shingle driveway for three vehicles along with a secure bin store and a garage/workshop/storage for dingeys and water sports equipment, hidden beneath the building. A small flight of steps, with outdoor lighting, leads up to the entrance door that is shielded from the elements. There is access either side of the building, with shingle paths, leading to the rear garden.
This beautifully maintained landscaped garden has wooden fencing on all sides and contains a lawned area, rockery garden, mature plants and a fabulous decked area where the gorgeous sun sets can be enjoyed. Adjacent to this pretty area is a wonderful outdoor bespoke kitchen containing a bbq grill, sink, fridge and oven - absolutely everything you need to enjoy outside living and socialising.

Additional Build Details

10 year Structural Warranty, (Build-Zone) Nov 2024
Aluminium heritage double glazed windows
Premium Firestone rubber membrane roofing
Bekstone Oolite stone blocks for exterior
James Hardie weatherboard

East Cowes

East Cowes is home to historic Osborne House, the holiday residence of Queen Victoria and Prince Albert, now an English Heritage property available for visits throughout the year and has a golf club within its grounds. The town itself has many shops and amenities including a major supermarket, doctors surgery, dentist, pubs and restaurants. The Esplanade has a cafe, park and tennis court, as well as the Red Funnel car ferry terminal to Southampton. A short trip on the chain ferry, known locally as 'The Floaty', will transport you to Cowes and all its further delights.

Further Information

Tenure: Freehold
Council tax band: E
EPC: B
Double glazed throughout

Underfloor heating on both levels
Mains gas, electricity, water, sewerage
Broadband max predicted: Download 1800mbps Upload 900mbps

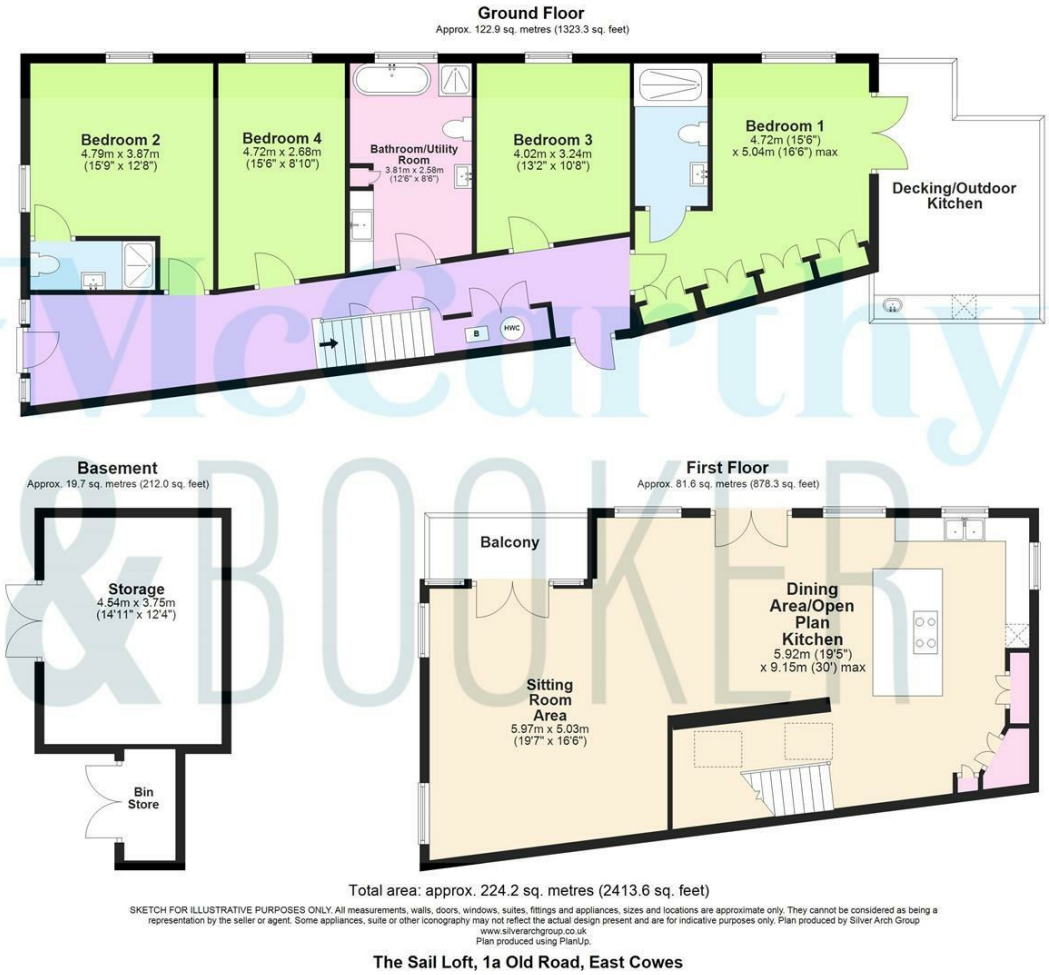
Viewing

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. 224.2 sq. metres (2413.6 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.

The Sail Loft, 1a Old Road, East Cowes

McCarthy &BOOKER

01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk