



McCarthy
& BOOKER

Spyglass Cottage, 3 Castle Road, Cowes, Isle of Wight, PO31 7QY

Guide Price £550,000



A rare opportunity to acquire a charming period cottage situated 5 minutes from the Red Jet and the four prestigious yacht clubs, with a garden and sea views.

Spyglass Cottage

is set within a prime location within the old town of Cowes, which is designated as a Conservation area. This wonderful cottage is tastefully modernised and combines a wealth of period charm and character with sea views from all floors. The second floor currently provides a spacious reception room with original beams and sloping ceiling and panoramic sea view. It has the potential for a 3rd bedroom and bathroom, subject to the necessary planning consent. Spyglass Cottage is ideal for short term lets with the sailing regatta attracting strong demand with high achievable rents. A list of furniture including in the sale is available upon request.

Approaching the property

Situated on a popular one way road, the front entrance door is accessed from the curbside.

Ground Floor

On this level a charming sitting room with an attractive beamed brick fireplace can be found along with the dining room that has french doors leading out to the terrace and garden beyond.

The newly fitted kitchen has a range of matching base and wall units. Integral electric oven with an induction hob and extractor fan. Integrated dishwasher and fridge freezer. Again with french doors opening to a tile terrace and the garden.

First Floor

The landing has a utility cupboard with space and plumbing for a washing machine and tumble dryer.

Two bedrooms on this level, one of which is a spacious room overlooking Castle Road, with fitted cupboards and additional store cupboard. The other bedroom is situated to the back with Solent views.

Solent views can even be enjoyed in the bathroom in this home. The bathroom includes a bath, basin and WC.

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Second Floor

A stunning room with sloping ceilings and exposed roof timbers. A window seat providing panoramic views over The Solent and harbour entrance. Cupboard housing gas fired boiler and refrigerator etc. This room could alternatively provide a third bedroom with potential for an en suite bathroom subject to receipt of the necessary planning consents.

Garden

Secluded with a sunny aspect, attractive flood lighting and tiled terrace leading to lawn enclosed by ivy clad fencing. There is also a right of way into the garden via the gardens of the adjacent properties.

There are two store rooms, one of which is a cloakroom with WC and basin.

Cowes Old Town

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 seafront.

'The Old Town' is set on, and around, the High Street where you can find 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, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Further information

Freehold. In the master bedroom the wall of fitted cupboards extends over the adjacent property creating a flying freehold.

Residents parking permits as well as a private parking facility at Medina Lodge (No 35) is available for £350 per year plus a separate charge for Cowes Week.

Service: Mains water, electricity, drainage and gas. Gas fired central heating.

EPC: E

Council Tax: Band D



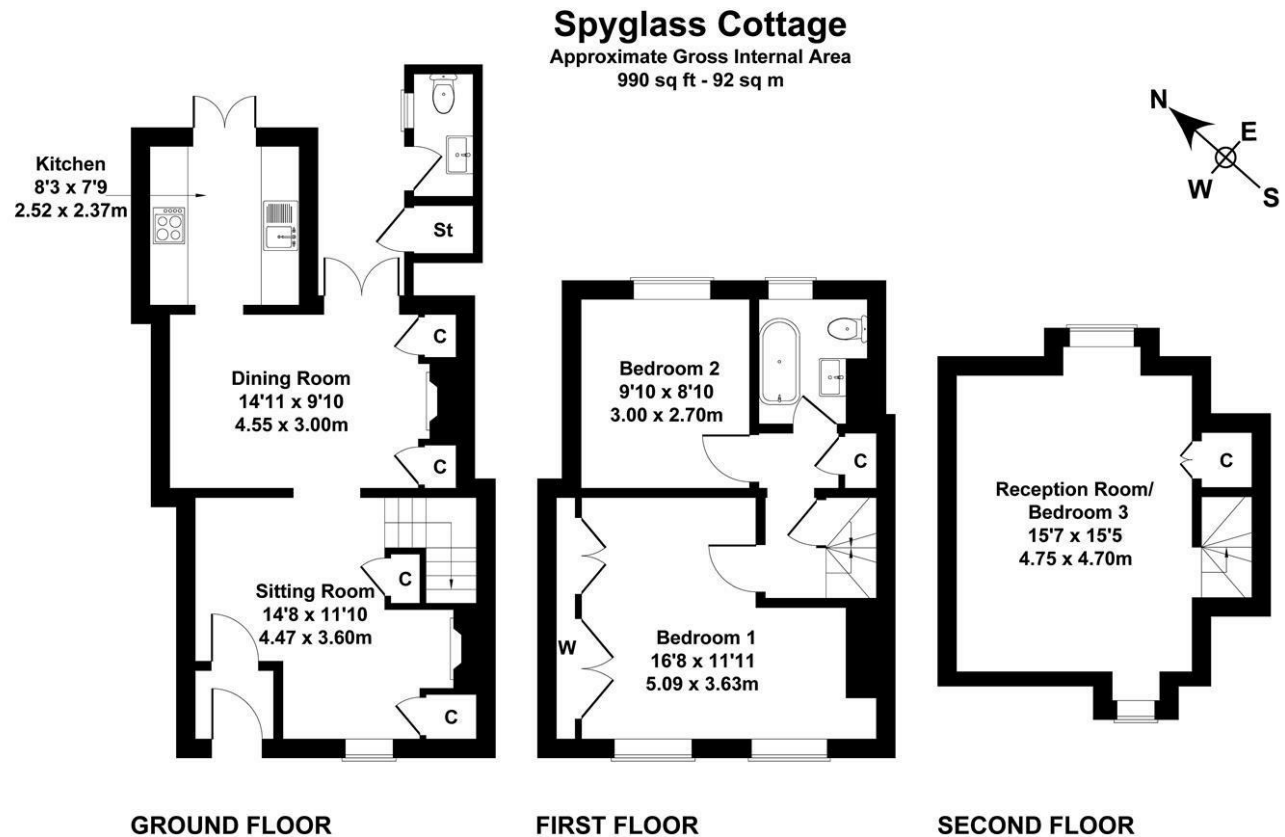
Viewing

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.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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