SPENCE WILLARD

# Larch House, 74 Baring Road, Cowes, Isle of Wight

# *A stunning contemporary house backing onto the golf course and with sea views, having undergone extensive high quality renovation*

VIEWING:
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Designed to maximise the Solent views, the house is arranged over three floors with extensive large windows also taking in the southerly outlook over the garden and adjacent golf course. Constructed in 2008, the house benefits from a ground floor extension and meticulous refurbishment in 2023. There is now a fantastic large open plan kitchen living room, an enlarged first floor balcony, as well as Juliet balconies to all bedrooms, with an array of other enhancements creating a really high quality family home. New triple glazed ultra insulated windows and doors with oak and walnut interiors and aluminium exteriors were fitted throughout. A superb new kitchen and bathrooms have been installed as well as new flooring including Amtico to the ground floor, hardwood timber flooring to the first floor and new carpets elsewhere. Externally, new fascias and soffits were fitted along with zinc rainwater goods and larch cladding.

The house is highly efficient and in addition to the triple glazing, other eco credentials include photovoltaic panels and a rainwater harvesting system which serves the toilets and an outside tap.

World renowned for its sailing activities, Cowes has a good range of shops and restaurants as well as a high speed ferry service to Southampton (approximately 24 minutes) with onward trains direct to London.

**ACCOMMODATION**

**ENTRANCE HALL** Lobby with coat hanging space, oak effect herringbone flooring extending through to the Kitchen/living room. Staircase to first floor. Wall mounted electric radiator.

**KITCHEN/LIVING ROOM** A stunning extensive open plan living space with a pair of large sliding glazed doors opening to the south facing terrace and the garden beyond. Fitted with an excellent German architectural Leicht Kitchen with a range of contemporary mostly

walnut faced units with quartz worktops. There is a comprehensive range of integral appliances including a 5 ring gas hob with extractor built into the kitchen island that is raised remotely for use, Miele ovens including a fan oven, a warming oven and a steam/microwave, two full height fridges, twin Bosch dishwashers. Quooker hot and cold tap, in-sink waste disposal and two sets of in-built pull out bins.

The room incorporates generous dining and seating areas with a built-in bar including cupboards, sink, shelving and a full height Miele wine fridge with adjacent full height freezer. There is underfloor heating and a large roof light with opening vents.

**UTILITY ROOM** Built-in cupboards, shelving, worksurfaces, sink unit and space for washing machine and dryer. Part-glazed door to side elevation and pedestrian door to garage.

**CLOAKROOM** Wash basin and WC.

**STUDY** With an outlook to the front garden.

**FIRST FLOOR**

**SITTING ROOM** Approached via a largely glazed lobby with wonderful views of the Solent. The sitting room is generously proportioned and has a pair of large, sliding glazed doors opening to the **BALCONY**, with great views across The Solent to the Hampshire Coast and Southampton Water. The room incorporates a contemporary electric fire above which there is space for a 74" television with adjacent speakers. The balcony has frameless glazed panels and uplighters.

**LANDING** Airing cupboard with slatted shelving.

**BEDROOM 2** A double bedroom with a pair of glazed doors opening to a Juliet balcony with southerly outlook over the rear garden and golf course beyond, (double doors can either open inwards or have a tilt-and-turn option and incorporate electric blinds). Built-in wardrobe.

**BEDROOM 3** A double bedroom overlooking the garden with a pair of glazed doors opening to a Juliet balcony (with tilt-and-turn option and integrated electric blinds).

**SHOWER ROOM** Tiled throughout with contemporary fittings including a large walk-in shower, wash basin, WC and heated towel rail.

**SECOND FLOOR**

**BEDROOM 1** A superb bedroom with vaulted ceiling, extensive windows providing panoramic views over The Solent. A glazed apex to the front elevation incorporates a pair of tall, glazed doors opening to a Juliet balcony. To one side of the room is a concealed beverage cupboard with space for coffee/tea making facilities and a small fridge below. Adjacent is an extensive range of built-in shelving, drawers and shoe racks.

**BATHROOM** A luxurious bathroom tiled throughout with a roll-top bath with mixer taps and shower attachment with a waterproof television above the bath, contemporary sink set on a stand with marble surface, WC and heated towel rail.

**DRESSING ROOM/BEDROOM 4** Formerly a fourth bedroom but now fitted with an extensive range of built-in cupboards with shelving and a pair of glazed doors opening to a Juliet balcony with views over the garden and golf course.

**SHOWER ROOM EN-SUITE** Tiled throughout with shower, wash basin, WC and heated towel rail.

**PLANT ROOM** Housing Vaillant gas-fired boiler.

**OUTSIDE**

A block paved driveway provides ample parking adjacent to which is a lawn, enclosed by mature hedging. The integral **GARAGE** has an electrically operated roller shutter door. Gated paths to either side of the house lead to the south facing rear garden which has gated access onto the golf course. New composite decking forms a south facing terrace across the rear of the house with steps leading up to lawned gardens on two levels with natural stone paved terraces on each level providing a choice of al fresco seating and dining areas. The rear garden forms at attractive backdrop to the house and is enclosed by recently installed timber fencing.

**TENURE** Freehold

**COUNCIL TAX** Band G

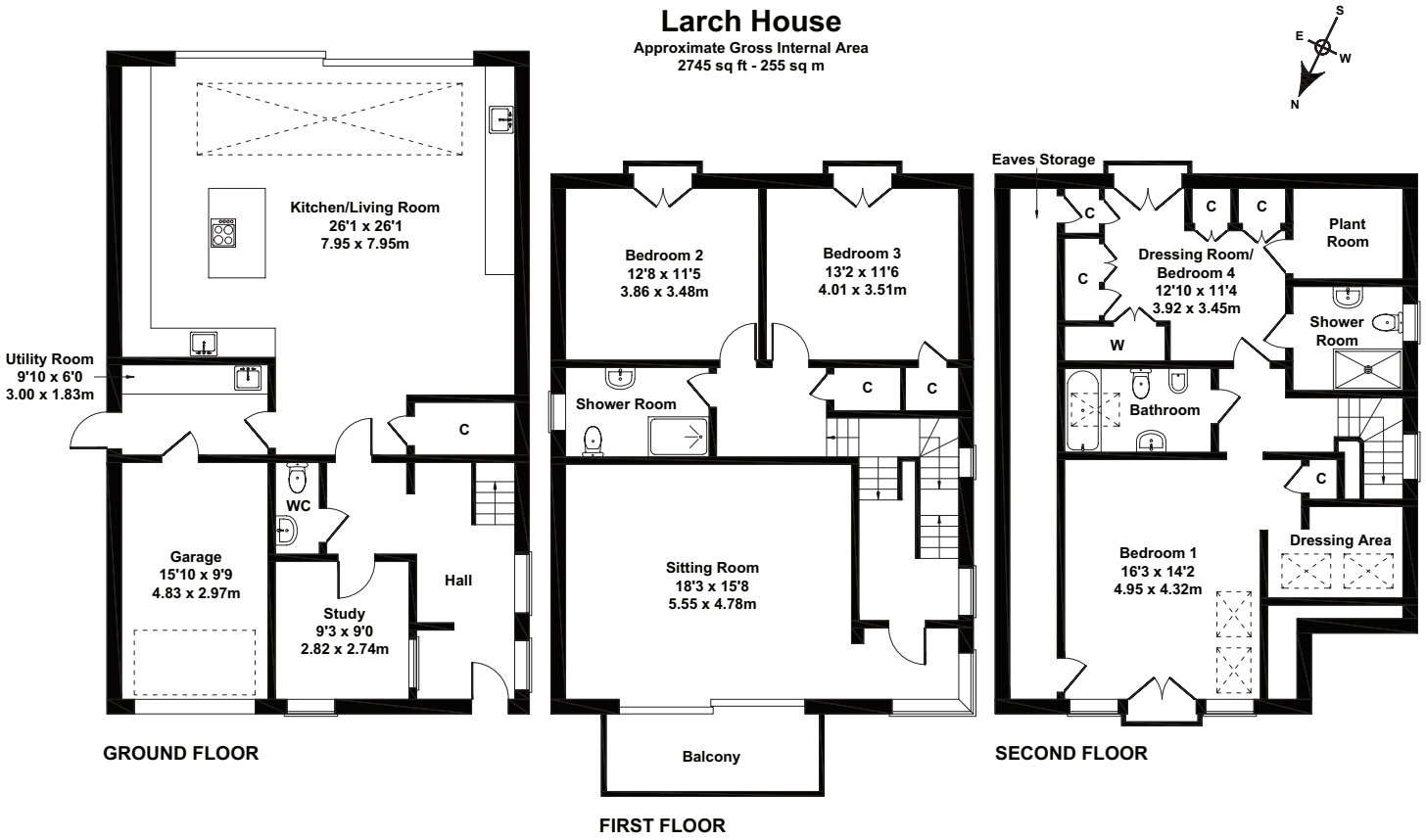
**POSTCODE** PO31 8BW

**SERVICES** Mains electricity, water, drainage and gas. Gas-fired central heating with underfloor heating to ground floor, (new boiler 18 months ago.) Photovoltaic panels with Feed in tariff. Electric car charging point.

**VIEWINGS** Strictly by prior appointment with the sole selling agents, Spence Willard.

# Larch House

**Approximate Gross Internal Area**
**2745 sq ft - 255 sq m**




**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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