

SPENCE WILLARD



Windward, 72 High Street, Cowes, Isle Of Wight



A striking contemporary residence occupying a highly enviable waterfront position arranged over three floors with extensive terraces providing prime Solent and Harbour views and with a private pontoon mooring

VIEWING:

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This exceptional waterfront home offers unparalleled coastal living within the heart of Cowes, with panoramic views over the Solent and direct access to the water. Set back from the High Street, the property is meticulously designed with arrangement over three floors to maximise its maritime setting with distinctive architectural features. Built as one of a pair of unique houses, it was completed in around 2016 with longevity and efficiency in mind with contemporary marine-grade powder-coated aluminium double-glazed windows and doors and a mechanical heat and ventilation recovery system. Complemented by a high-specification interior including a Nottle kitchen, engineered oak flooring to the living area and stone flooring across all circulation spaces and hallways. The property has six double bedrooms and five bathrooms together with a study, utility room and a really impressive ground floor living space opening onto a terrace with breathtaking views, making for a wonderful living and entertaining space. In addition to the private pontoon mooring, shared with the adjacent property, is a secure gated parking space.

Whether as an impressive primary residence or an easily maintained lock-up-and-leave for those wanting a base in one of the world's premier sailing capitals, the Cowes' principal yacht clubs and marinas are a short stroll away. Windward is perfectly positioned for immediate access to the vibrant array of shops, independent restaurants, and bars that define the character of Cowes, while remaining connected to mainland ferry links for convenient travel to Southampton with onward connections to London.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Spacious entrance with bespoke timber contemporary staircase rising to the first floor. A pair of glazed doors provide immediate sea views through the living room.

KITCHEN/ LIVING AREA An impressively expansive open-plan space with contemporary gas fire and full-height sliding doors opening to the terrace, benefitting from truly panoramic sea views. The kitchen area features an extensive range of high-quality Nottle cabinetry, Silestone work surfaces, and a premium suite of Miele appliances including twin ovens, coffee machine, twin fridges and freezers, induction hob with pop-up extractor and dishwasher.

UTILITY ROOM Equipped with built-in cupboards with worksurfaces over, sink unit, space for laundry appliances.

STUDY A versatile room accessed via bi-fold doors from the courtyard.

WET ROOM with shower and WC. Plant room housing Vaillant gas-fired boiler and hot water cylinder.

CLOAKROOM Access to **PLANT ROOM** with controls for underfloor heating.





FIRST FLOOR

LANDING With full height frosted windows and lobby area.

BEDROOM 2 A double bedroom with direct sea views, French doors to the **TERRACE**.

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

BEDROOM 3 A double bedroom with stunning Solent views, French doors to the **TERRACE**.

BEDROOMS 4 & 5 Two further double bedrooms, one of which with sea views, two **SHOWER ROOMS** both fully tiled and fitted with quality showers.

SECOND FLOOR

PRINCIPAL BEDROOM SUITE Approached via a dressing area fitted with an extensive range of cupboards, the bedroom has wide sliding doors and full height windows opening onto the **BALCONY** providing sensational sea views. Electric curtain rail with remote control.

BATHROOM EN-SUITE Tiled throughout, bath, separate shower, wash basin, WC and heated towel rail.

DRESSING ROOM/ BEDROOM 6



OUTSIDE

A courtyard accessed by a large roller shutter door provides a shared boat parking area with the neighbouring property providing a generous boat storage space for each property. Stone paved steps access the front door. At ground floor level there is an expansive waterfront terrace flowing from the living space with further generous terraces to the first and second floors. The property shares a pontoon mooring with the neighbouring house (with Windward having the northern side of the pontoon.) There is a dedicated bin store.

TENURE Freehold with Crown Estate lease on pontoon with an annual rent of £2,400 plus VAT per annum split two ways.

SERVICES Mains water, electricity, drainage and gas. Gas-fired boiler providing zoned under floor heating.

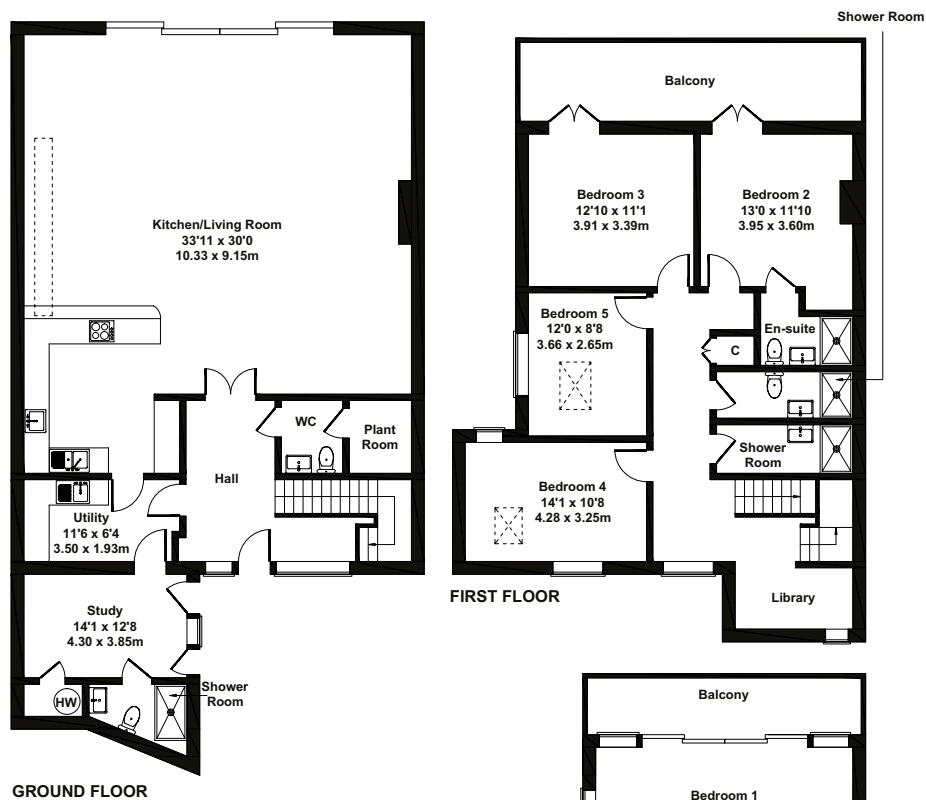
COUNCIL TAX Band G

EPC Rating B

POSTCODE PO31 7RE

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



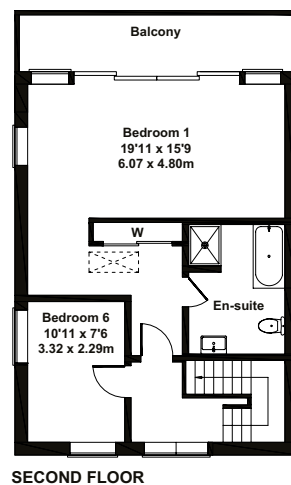
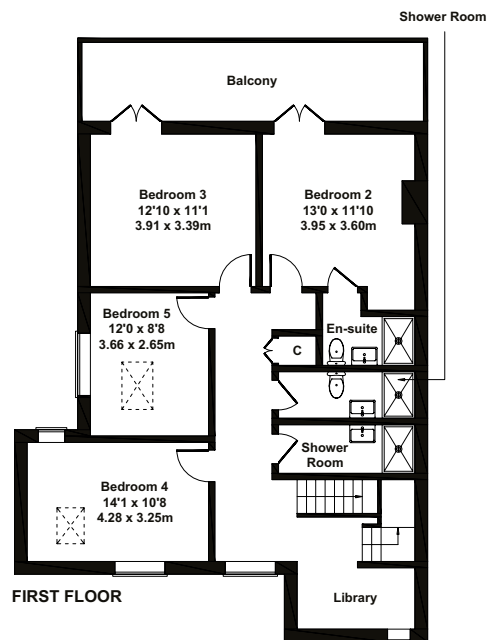


Windward

Approximate Gross Internal Area
2852 sq ft - 265 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.

Produced by Potterplans Ltd. 2026





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