



6 Lammas Close  
Cowes | Isle of Wight | PO31 8DT

 FINE & COUNTRY

# SELLER INSIGHT

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“ 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. A great place to watch the shipping.

For those who love to explore, the location offers easy 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.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# STEP INSIDE

## 6 Lammas Close

A rare opportunity to acquire a chain free, detached coastal home 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. It also provides a rare opportunity for nature lovers or those seeking a peaceful outdoor retreat.

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.

This is a superbly located property is now ready to begin a new chapter. With uninterrupted Solent views, flexible accommodation, and rare additional land, it represents a compelling opportunity for buyers seeking a home with both character and potential in one of the area's most desirable settings.







**Travel Information**

1.2 miles from West Cowes to Southampton Red Jet Terminal  
 9.5 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal  
 9.9 miles from East Cowes to Southampton Vehicle Ferry Terminal  
 12.7 miles from Yarmouth to Lymington Vehicle Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Gurnard Sailing Club, Gurnard	0.8 miles
Cowes Golf Club, Cowes	1 mile
Cowes Yacht Haven, Cowes	1.3 miles
Cowes Sports Football Club, Cowes	1.1 mile
The Phoenix Centre, Gurnard Pines	1.5 miles

**Healthcare**

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
Lantern Clinic – Private GP & Functional Medicine, Cowes	01983 685667
East Cowes Medical Centre, East Cowes	01983 284333

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	4 miles 01983 822099

**Education**

Primary Schools	
Lanesend Primary School, Cowes	01983 293233
Cowes Primary School, Cowes	01983 293261
Gurnard Primary School, Gurnard	01983 295713
Queensgate Foundation Primary School, Cowes	01983 292872
Holy Cross Primary School, Cowes	01983 292885
Priory School of Lady Walsingham, East Cowes	01983 861222

Secondary Schools/Colleges	
Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

**Entertainment**

Restaurants / Bars  
 Gurnard Press Bistro - Gurnard  
 Portland Inn - Gurnard  
 The Coast Bar & Dining Room - Cowes  
 Harbour Kitchen - Cowes  
 The Globe - Cowes  
 The Heron - Cowes  
 Smoking Lobster - Cowes  
 Tonino's Italian Restaurant – Cowes  
 The Woodvale - Gurnard  
 New Holmwood Hotel - Cowes

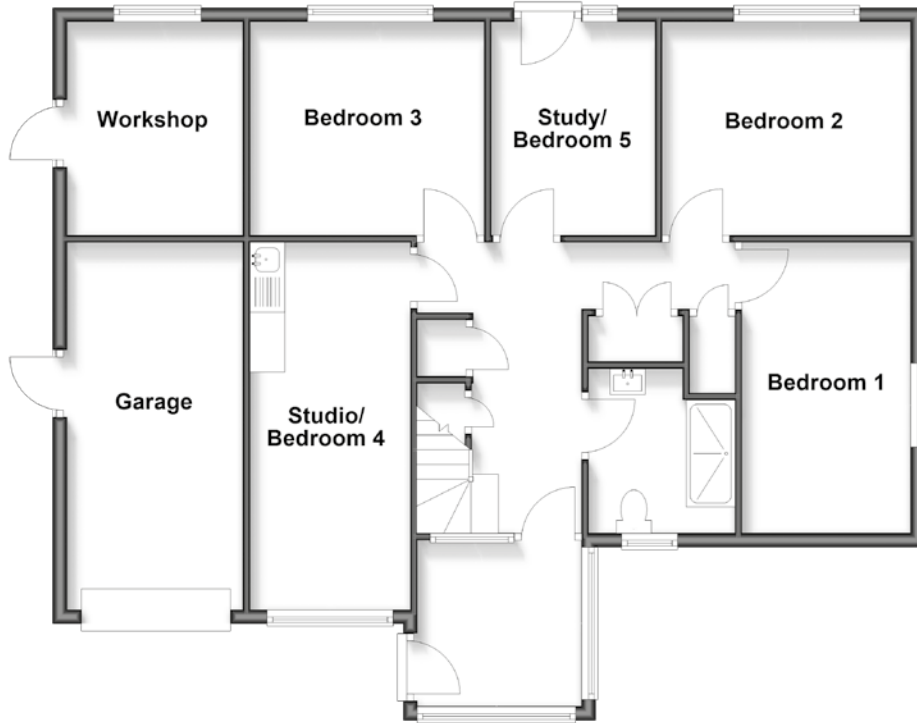
These bars and restaurants are available within a 5-minute radius of this home

**Local Attractions / Landmarks**

Osborne House – East Cowes  
 Cowes Maritime Museum - Cowes  
 Northwood House & Park - Northwood  
 Tapnell Farm - Yarmouth  
 Fort Victoria Country Park - Norton  
 Yarmouth Castle - Yarmouth  
 The Needles Landmark Attraction – Alum Bay  
 Carisbrooke Castle – Carisbrooke  
 Monkey Haven, Primate Rescue Centre - Newport  
 Quay Arts Centre - Newport  
 Arreton Barns – Arreton  
 Isle of Wight Studio Glass - Arreton

### Ground Floor

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



### GROUND FLOOR

Entrance Porch	7'10 x 7'8
Hallway	
Shower Room	
Bedroom 1	13'8 x 8'
Bedroom 2	11'8 x 9'11
Bedroom 3	10'11 x 9'11
Study / Bedroom 5	9'11 x 7'8
Studio / Bedroom 4	16'1 x 7'2

### FIRST FLOOR

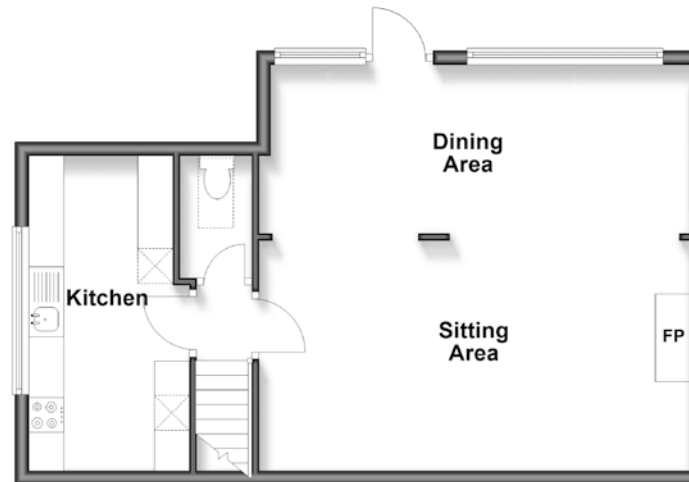
Landing	
Cloakroom	
Kitchen	14'9 x 7'9
Sitting Area	20'5 x 11'
Dining Area	19'8 x 6'11

### OUTSIDE

Front Garden	
Driveway Parking	
Garage	17'7 x 8'8
Rear Garden	
Workshop	10'7 x 8'8
Woodland with access to Egypt Esplanade	

### First Floor

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



Council Tax Band: E  
Tenure: Freehold



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