110 Pallance Road, Cowes, PO31 8LX

**Guide Price £410,000**

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McCarthy & BOOKER

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## Guide Price £410,000

Detached bungalow ~ Three bedrooms ~ Overlooking fields on all side ~ Off road parking for several vehicles

### A detached 3 bedroom bungalow in a rural location

This detached bungalow occupies an exceptionally peaceful setting, quite literally nestled in the middle of open fields. Offering a wonderful sense of privacy and tranquillity, this much-loved home enjoys panoramic rural views in every direction, creating a lifestyle that is increasingly difficult to find. Along with a large sitting room and country style kitchen, this home has an expansive front garden with space for 6 vehicles which could include camper vans or caravans. Whether you are looking for space to pursue hobbies, accommodate visiting family or simply enjoy the freedom of country living, this home delivers!

Properties in such idyllic rural locations are rarely available. Offering enormous potential to simply enjoy as it is or sympathetically update over time, this delightful bungalow presents a unique opportunity to embrace a slower pace of life, surrounded by nature yet within easy reach of the Island's amenities.

### Interior

The bungalow has retained its character and warmth, offering a comfortable and inviting atmosphere throughout. The wide spacious sitting room is flooded with natural light thanks to dual aspect windows framing delightful countryside views, while an electric fire provides a cosy focal point for relaxing evenings.

The country-style kitchen is full of charm, with an original fireplace which serves as a reminder of the property's history. Cottage-style wooden wall and base units provide plentiful storage, complemented by space for a freestanding cooker, tall fridge freezer, washing machine and dishwasher. There is also room for a breakfast table, making this an ideal place to gather over morning coffee while enjoying the peaceful surroundings.

Leading through to the useful utility room/porch, which offers further storage together with space for a tumble dryer. With direct access to the garden, it is the perfect practical space for muddy boots, gardening equipment and outdoor clothing after exploring the surrounding countryside.

The family bathroom is presented with a bath and overhead shower, wash basin, WC and heated towel rail, all complemented by charming blue tiled surrounds.

A central hallway leads to the three double bedrooms, with the third bedroom being an especially versatile space and would make an perfect home office, artist's studio or hobby room, benefiting from uninterrupted views over the neighbouring fields. This room also houses the boiler and airing cupboard, while the two further double bedrooms are equally peaceful, offering comfortable accommodation.

A fully boarded attic room provides excellent additional storage and is fitted with lighting and a dormer window, creating a bright and easily accessible space for storing seasonal belongings, hobbies or household items.

## Exterior

Approached via its generous frontage, the property sits proudly within expansive gardens bordered by neat hedging and dominated by a magnificent mature fir tree, providing an impressive welcome. There is extensive parking for numerous vehicles, with ample room for camper vans, caravans or trailers, alongside access to the car port.
Outside, the rear garden is exceptionally private and secure, it offers a peaceful haven in which to unwind and enjoy the sights and sounds of the surrounding countryside. A paved patio provides the perfect spot for al fresco dining, entertaining or simply relaxing with a book, while two useful garden stores and a dedicated wood store offers excellent practical storage. Three flower borders provide an opportunity for keen gardeners to cultivate colourful flowers, perfectly complementing the property's quintessential country setting.

## Cowes (Northwood)

Northwood is between Cowes and Gurnard and has many fabulous rural walks, with two country pubs, a garage, small local shop, primary school and is a short drive to both Cowes and Newport.
It is within a couple of miles of Cowes, which 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 waterfront.

## Further Information

Tenure: Freehold
EPC: D
Council tax band: D
Double glazed throughout
Mains gas, electricity, water and sewerage
Gas central heating via Gloworm boiler

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.

## Ground Floor

Approx. 92.4 sq. metres (995.1 sq. feet)

Total area: approx. 92.4 sq. metres (995.1 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
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Plan produced using PlanUp.

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