

SPENCE WILLARD



14 St Marys Road, Cowes, Isle of Wight

A delightful period cottage, extended and updated to a premium standard, offering a thoughtfully reconfigured layout and an attractive courtyard garden

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



This beautifully presented period cottage has been sympathetically refurbished and extended to provide an exceptional open-plan kitchen dining space alongside a luxurious bathroom suite. With great care and attention alongside premium finishes, including Italian flagstone flooring, the property presents superbly and can be moved into with ease. The attractive rear courtyard is a low maintenance space with the added benefit of pedestrian rear access from Denmark Road.

Situated only a moments' walk from the popular High Street, the property is ideally positioned to enjoy the array of amenities including a variety of independent shops and restaurants as well as sailing and yachting facilities. Being a major Island gateway, the Red Jet High Speed passenger ferry is within walking distance providing regular ferry services to Southampton, with onward connections to London.

ACCOMMODATION

Approached via newly laid stone, the front door is set back on St Marys Road and opens to ENTRANCE HALL with hanging space and shoe storage.

SITTING ROOM A nicely proportioned room with flagstone flooring, window shutters and a wall of fitted cabinetry and shelving to either side of a fireplace housing wood burning stove. Between the sitting room and dining space, the original staircase leads up to the first floor.

OPEN-PLAN KITCHEN/ DINING AREA A wonderfully spacious room with continued flagstone flooring. Well fitted with a range of contemporary cupboards providing ample storage space with solid woodwork surfaces over, double ceramic sink and wine cooler. Integral appliances include a NEFF five-ring gas hob with extractor over, triple oven and dishwasher. A large Velux window provides natural light, and French doors open onto the rear courtyard garden. The space has a separate UTILITY AREA and UNDERSTAIRS CUPBOARD currently used as an office nook.

BATHROOM Spacious and luxurious suite with WC, sunken bath, large shower with stone-tiled flooring and tiled partition. Angled wash basin set on washstand with storage beneath and mirror above, large Velux skylight.

FIRST FLOOR

BEDROOM 1 Well-proportioned double bedroom with outlook over the rear courtyard, period fireplace, double doors open to:

SHOWER ROOM EN-SUITE Walk-in shower, WC, wash basin with cupboard beneath, heated towel rail.

BEDROOM 2 Double bedroom with period fire surround and a range of fitted wardrobe cupboards.

OUTSIDE

To the rear of the property is an attractive, enclosed courtyard garden. Fully flagstone terrace designed to be an ideal low-maintenance area for al-fresco dining with bespoke fitted bench seat and beautifully planted raised beds. Brick-built wood store and brick-built SHED providing storage. Convenient gated access onto Denmark Road.

SERVICES Mains water, electricity, drainage and gas. Hydronic underfloor heating to most of the ground floor.

EPC Rating C

COUNCIL TAX Band A

POSTCODE PO31 7SU

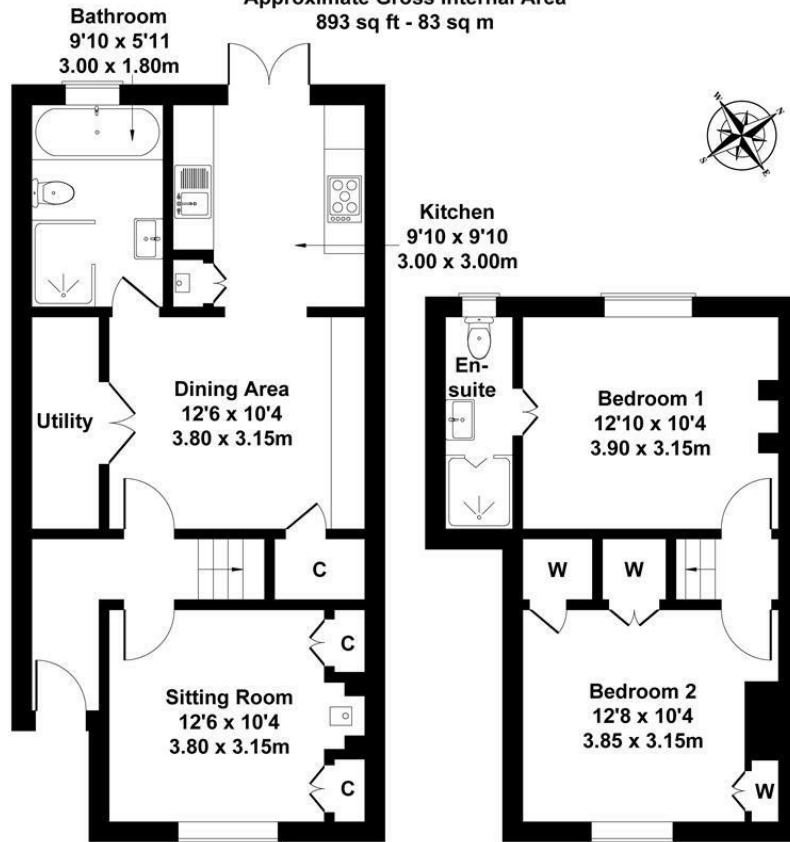
TENURE Freehold

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



14 St Marys Rd

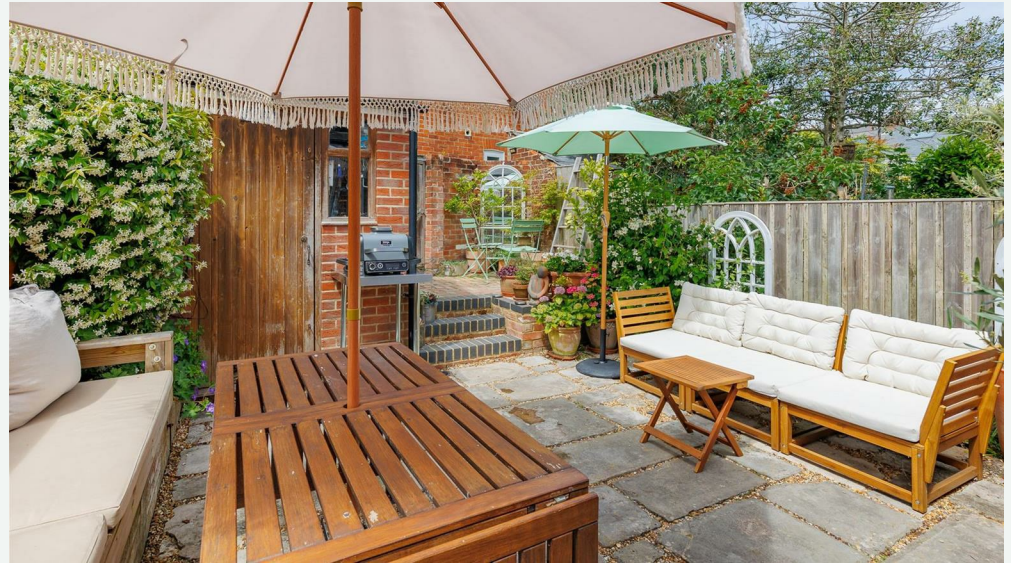
Approximate Gross Internal Area
893 sq ft - 83 sq m



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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