

SPENCE WILLARD



5 Langtry Place, Castle Road, Cowes, Isle of Wight

*A substantial house (formerly two townhouses that have been combined) of around 3052 sq.ft. occupying a quiet, elevated position with excellent views and ample parking*

VIEWING:

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Situated in a quiet yet central location within the Old Town and Conservation Area, the house is set back around 150 metres from the waterfront in an elevated position affording excellent views over Cowes Harbour and The Solent. The Parade is a short walk down Bars Hill providing access to Trinity Landing and some of the country's most prestigious yacht clubs, including The Royal Yacht Squadron, The Royal Ocean Racing Club, The Royal London Yacht Club and the Island Sailing Club. Cowes is world-renowned for its sailing and yachting facilities and benefits from a good range of independent shops, restaurants and bars, which are only a few minutes' walk from the property. The Red Jet ferry terminal is a short walk away providing regular highspeed (25 mins) passenger ferry services to Southampton, (with onward rail links enabling London Waterloo to be reached in less than 2 hours). To the rear there are views over nearby Northwood Park with tennis courts, bowling green and Northwood House with seasonal entertainment and lawn bar. Cowes Golf Course is within a short walk.

Built in 2000, the property formerly two adjoining town houses (5 and 6 Langtry Place) form the southern half of the terrace of four properties. These have been subsequently sensitively combined and extensively modernised in 2018 to create a unique property with versatile accommodation ideal for a large family, multi-generational living or even has the opportunity of generating an income from letting areas, in a prime position. The property has the benefit of a security alarm system installed and maintained by Wight Fire, and there is extensive parking to the front as well as a south and west facing rear garden.



## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE LOBBY** Coat hooks and part glazed door to:

**HALLWAY** With staircase off and understairs cupboard.

**BEDROOM 4** French doors to the rear terrace.

**SHOWER ROOM EN-SUITE** Shower, wash basin & WC.

**SNUG/OFFICE** A spacious and versatile room with French doors to the rear terrace and with the ability to be accessed by a secondary front entrance so could also form a self-contained annex with bedroom 4.

**KITCHENETTE** Built-in cupboards, sink unit.

**GARAGE AND WORKSHOP** Both with up-and-over doors, sink unit.

### FIRST FLOOR

#### LANDING

**OPEN-PLAN KITCHEN DINING LIVING ROOM** A stunning open-plan room with French doors to the balcony providing great sea views as well as access to the conservatory and an outlook over the rear garden. An excellent modern kitchen has been installed incorporating an island unit with Corian worksurfaces, an integral Neff dishwasher and oven/microwave. Space for American fridge/freezer and Aga (3 ovens, grill and 6 burner hob, available by separate negotiation). Timber flooring extends throughout the room which incorporates a generous dining and seating area from which the views can be enjoyed. A wide opening with shutters to:

**SITTING ROOM** A nicely proportioned room focused around the French doors with adjacent windows providing panoramic sea views and opening to the balcony.

**CONSERVATORY** Facing south and west, a UPVC framed conservatory with adjacent terrace which overlooks the rear garden with views towards Northwood Park.

**BAR AREA** Fitted with a series of cupboards and shelving, space and socket for a fridge.

**UTILITY ROOM** Fitted with base and wall cupboards, worksurface, stainless steel sink, space for washing machine, dryer (current washing machine and dryer available by separate negotiation). Worcester gas fired combination boiler (fitted in October 2018), WC.





## SECOND FLOOR

**LANDING** With hatch access to roof space. Linen Cupboard.

**BEDROOM 1** A spacious, dual aspect double bedroom with superb views across the Solent to the Hampshire Coast.

**SHOWER ROOM** Recently modernised with a large walk-in shower, wash basin with a series of cupboards beneath, WC and heated towel rail.

**BEDROOM 2** A double bedroom with a range of built-in wardrobes and wonderful sea views.

**SHOWER ROOM EN-SUITE** With a large walk-in shower, wash basin with cupboards beneath, WC and heated towel rail.

**BEDROOM 3** A double bedroom with an outlook to the rear across Northwood Park.

**SHOWER ROOM EN-SUITE** Shower, wash basin, WC and heated towel rail.

**STUDY/BEDROOM 5** A dual aspect room with southerly views, as well as an outlook to Northwood Park. Built-in wardrobes.

## OUTSIDE

To the front of the property is a block paved driveway with parking for four cars (which allows access to adjacent 7 & 8 Langtry Place). To the rear of the conservatory is a raised, decked terrace facing south and west with steps down to a largely paved garden, surrounded by mature borders and enclosed by close board fencing. There is space for outdoor dining and seating, as well as a side access and a lower-level paved terrace accessed from the ground floor.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating controlled by separate thermostats on each level.

**COUNCIL TAX** Band G

**TENURE** Freehold

**POSTCODE** PO31 7QQ

**EPC** Rating C

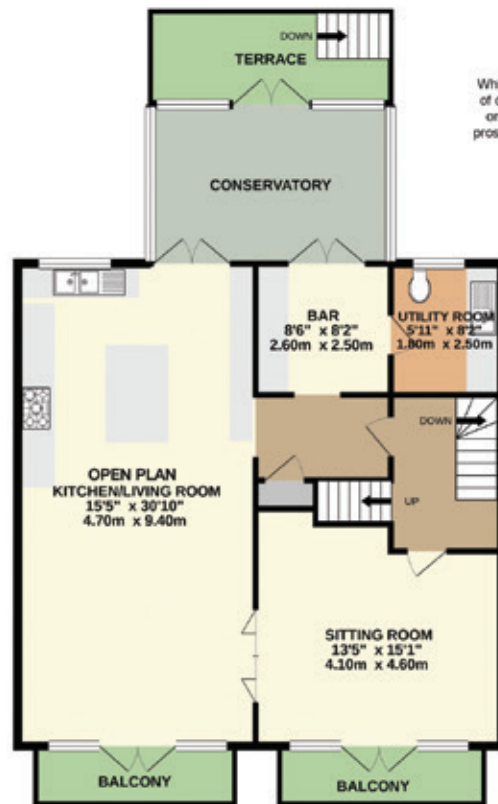
**VIEWINGS** Strictly by prior arrangement with the sole selling agents, Spence Willard.



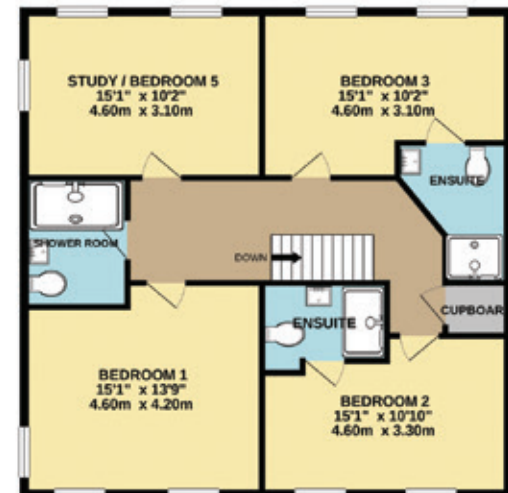




GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



2ND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.

TOTAL FLOOR AREA : 3052 sq.ft. (283.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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