

SPENCE WILLARD



39 Mill Hill Road, Cowes, Isle of Wight

A delightful period property that offers comfortable accommodation that has been well-maintained, with sea views, off-road parking and garden

VIEWING:

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This attractive Victorian home is brimming with period features and is beautifully presented. Located within an highly convenient position in Cowes, only a short walk to the popular High Street with its range of independent shops, bars and restaurants, world-renowned sailing facilities, marinas and yacht clubs, as well as high speed passenger ferry service to Southampton and onward connections to London. The seafront is within walking distance, as well as Northwood Park, offering a variety of events throughout the year, whilst providing an attractive setting for walks and has tennis courts.

The accommodation is set out over three floors with the sociable downstairs living space opening to the attractive rear garden with paving, an area of lawn and a great home studio with power and lighting. Within the current ownership, the boiler and central heating system has been replaced, the installation of a utility room and handy downstairs WC, as well as replacement of some windows and external doors.

ACCOMMODATION

ENTRANCE HALL With wooden flooring leading through to understairs storage, ideal for coats and shoes. Separate storage cupboard.

SITTING ROOM A beautifully light room with bay window overlooking the front of the property with plantation shutters. There is an attractive fireplace with Marble surround making for a lovely focal point.

KITCHEN DINING ROOM A wonderful use of space this open-plan living space provides a useful dining area with fireplace and useful built-in cabinetry to either side, including wine storage. The painted solid wood kitchen provides ample storage with a range of wall and base units, with marble worksurface over including Butler sink and integrated dishwasher. There is space for a range cooker with extractor over, and space and plumbing for a full height fridge freezer. The tiled flooring (with underfloor heating) continues through a large opening to the:



LIVING ROOM A brilliant space currently used as a further reception room. With glazing to one side, a glazed roof and with double doors to the terrace, making a beautifully light room overlooking the rear garden. (Thermal blinds to the roof make this a useable room all year round).

UTILITY ROOM With independent access front and rear, a useful space as a boot room. With space and plumbing for washing machine and dryer, with work surface over and sink inset. Storage cupboards. **SEPARATE WC.**

FIRST FLOOR

BEDROOM 3 A double bedroom with window overlooking the rear garden.

FAMILY BATHROOM Largely tiled and fitted with a bath with shower over and glazed screen, wash basin, WC and heated towel rail.

DRESSING ROOM/BEDROOM 4 Fitted with a range of bespoke cabinetry to provide an array of wardrobe space and with space for a dressing table. Pretty feature fireplace with cabinetry to either side.

BEDROOM 1 A lovely, light double bedroom with bay window and window seat with storage beneath, looking to the front of the property with glimpses of the harbour. Useful storage seat underneath. Concealed storage cupboards and attractive feature fireplace.

SHOWER ROOM EN-SUITE This well-designed en-suite enjoys a curved shower to maximise the space, with wash basin, WC and heated towel rail.

SECOND FLOOR

As you approach the second floor, there is a door to the large loft space off of the stairs, providing boarded storage space and housing the new boiler and pressurised water tanks.



BEDROOM 2 This spacious room is a wonderful space, enjoying fabulous far reaching views of The Solent and Harbour Entrance across the rooftops of Cowes. A walk-in wardrobe leads through to the **SHOWER ROOM EN-SUITE** Fitted with a shower with massage jets, WC, heated towel rail and wash basin with view of the Harbour Entrance.

OUTSIDE

The garden has a large, paved terrace, ideal for seating and dining, this leads to the **STUDIO** a really great space, easily adaptable for a variety of uses being insulated and served with power and lighting. Adjacent to this is a path leading to an area of lawn and a garden shed.

To the front of the property is off-road parking for two cars.

NOTE Please note some of the area of lawn is leased from the local Council on a long term lease for a nominal amount.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

TENURE Freehold

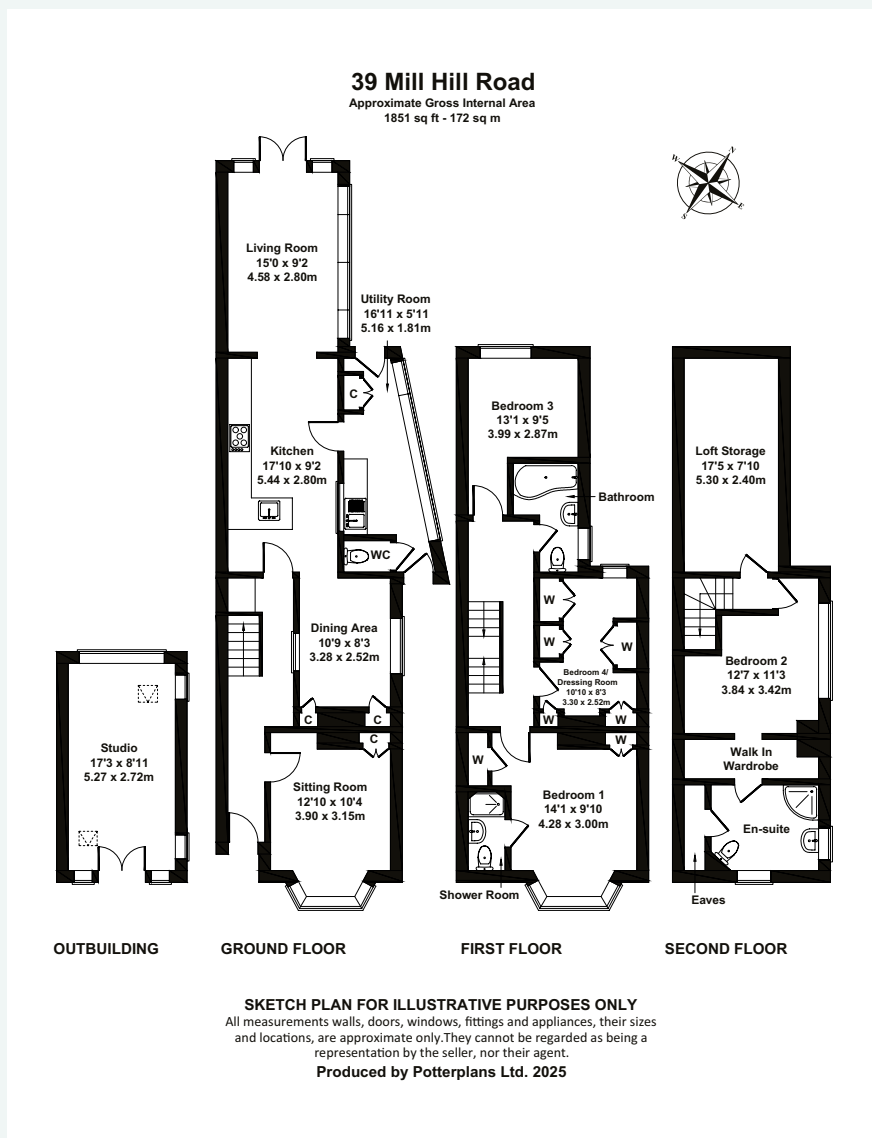
EPC Rating C

COUNCIL TAX Band C

POSTCODE PO31 7EG

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





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