


West Bridge House, 9 Baring Road, Cowes, Isle Of Wight, PO31 8DB

**Guide Price £1,450,000**

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McCarthy & BOOKER

# West Bridge House, 9 Baring Road, Cowes, Isle Of Wight, PO31 8DB

## Guide Price £1,450,000

Four storey townhouse ~ Four bedrooms ~ Four bathrooms ~ Five balconies, three giving OUTSTANDING sea views ~Close to the Royal Yacht Squadron and Cowes amenities ~Private and secluded location











### An exceptional four storey townhouse

Occupying an enviable yet secluded position on Trinity Lane, just moments from Cowes High Street and the seafront, this outstanding home offers a truly impressive standard of contemporary coastal living. Architecturally striking and beautifully appointed throughout, the property has been thoughtfully designed to make the very most of its spectacular surroundings, with extensive use of structural glass, multiple balconies and far-reaching panoramic views across the Solent towards Portsmouth and Southampton. With its wonderful balance of spacious accommodation, private outdoor spaces and an outstanding location close to the prestigious Royal Yacht Squadron, this is a rare opportunity to acquire a truly distinctive home in the heart of Cowes. Viewing is essential to fully appreciate everything this remarkable property has to offer.

### Interior

Combining luxurious accommodation with high-quality fixtures and fittings and solid wood flooring to the principal living areas, this is a home that offers something quite special. From the solid timber treads to the premium Miele and Neff kitchen appliances and multi-zone underfloor heating throughout all floors, considerable attention has been given to both style and practicality. Arranged over four impressive floors, the accommodation offers considerable versatility, with bedrooms, luxurious bathroom suites, dedicated working space and exceptional entertaining areas, all connected by a striking bespoke staircase.

Ground Floor:

A generous entrance hallway provides an immediate sense of space, with useful deep cloak storage and access to a dedicated plant room housing the boiler and underfloor heating manifolds.

This floor offers two double bedrooms, one currently utilised as a home gym, together with a contemporary family bathroom. There is also a separate utility room, fitted with Corian work surfaces and providing convenient access to the rear garden.

First Floor:

The principal bedroom is a particularly impressive suite, positioned to the front of the property to take full advantage of the wonderful sea views. Built-in wardrobes provide useful storage, while doors open onto a private balcony, creating a lovely spot to enjoy the ever-changing Solent outlook.

The en suite is beautifully appointed, featuring a striking freestanding egg-shaped bath, separate walk-in shower and minimalist flat-drain basin, creating a luxurious space in which to relax.

To the rear, a further double guest bedroom benefits from its own en suite facilities and a private balcony, complete with stainless steel and glass balustrading overlooking the garden.

Second Floor:
An outstanding open-plan kitchen and dining space forms the heart of the home and provides a wonderful setting for both everyday living and entertaining.
The contemporary kitchen is fitted to a high specification, with a central island incorporating a concealed Neff extractor, Quooker tap and a comprehensive range of integrated Miele and Neff appliances. A large walk-in pantry provides additional storage, while bi-fold doors open onto an expansive sea-facing balcony, creating a seamless connection between the interior and outside space.
A separate study provides a peaceful area for home working, while a guest cloakroom completes this floor.

Third Floor:
The top floor is dedicated to an extraordinary sitting room, occupying the full footprint of the property and offering a wonderfully light and spacious environment.
High vaulted ceilings and dual ceiling fans enhance the feeling of space, while balconies at either end of the room provide exceptional dual-aspect outdoor spaces. The views are quite spectacular, taking in the Solent and stretching towards Portsmouth and Southampton.
With its extensive glazing and elevated position, this is undoubtedly a fabulous place to relax, entertain and enjoy the ever-changing maritime outlook.

## Exterior

Parking
The property benefits from allocated off-road parking for two vehicles, a particularly valuable addition in this central Cowes location.

Gardens
To the rear, the property enjoys a beautifully arranged tiered garden, rising gently towards Baring Road and providing a welcome private and leafy retreat. A striking pedestrian footbridge crosses the grounds, providing a direct walkway through to Baring Road, adding an interesting architectural feature to the outside space.

Balconies
A particularly special feature of this home is the collection of private balconies positioned across the upper floors. With structural glass and stainless steel balustrading, they have been designed to maximise the views while providing stylish outdoor spaces for dining, entertaining or simply enjoying the coastal surroundings.

## Further Information

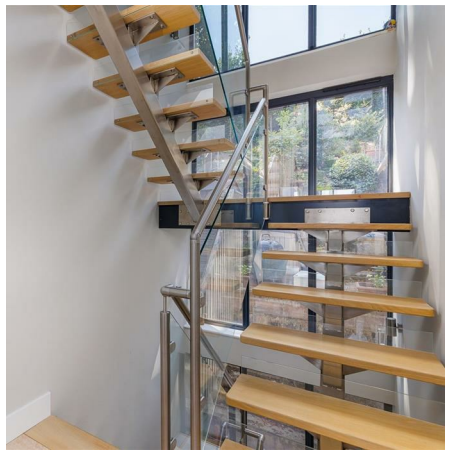
Tenure: Freehold
EPC: B
Council tax band: G
Mains water, gas, electricity and sewerage
Underfloor heating
Double glazed throughout
Broadband: Super and Ultrafast available in this area
Solar thermal for hot water

## Cowes

Trinity Lane enjoys a wonderfully tucked-away position in the heart of Cowes,







close to Trinity Church and the world-renowned Royal Yacht Squadron. Despite its peaceful setting, the property is just a two-minute stroll from Cowes High Street and the beachfront.

Cowes 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.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

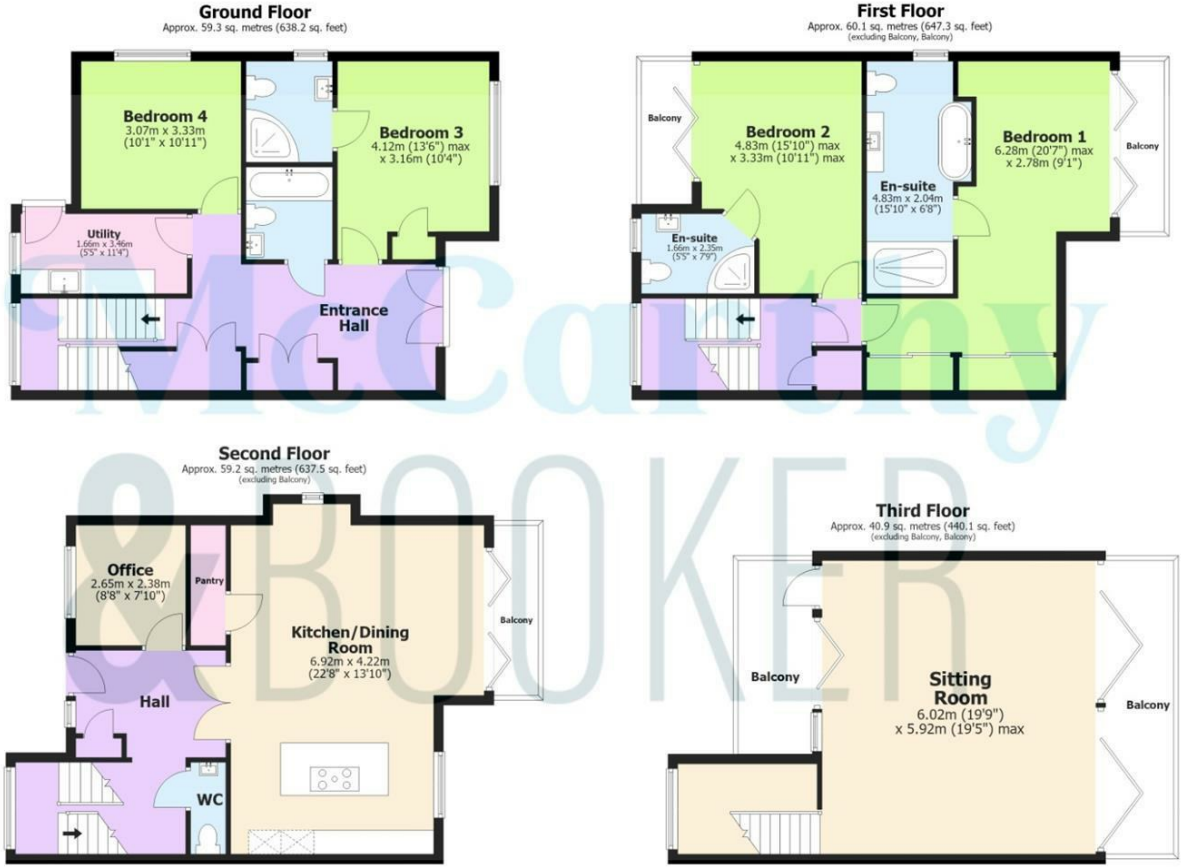
## Viewing

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.




Total area: approx. 219.5 sq. metres (2363.1 sq. feet)

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