



McCarthy  
& BOOKER

78 Granville Road, Cowes, Isle of Wight, PO31 7JF



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

A four storey period property, renovated and modernised with three bedrooms, three bath/shower rooms and two reception rooms. Beautifully restored with many up to date additions such as fire sprinkler system, water softener and underfloor heating in all the bathrooms. PARKING & CHAIN FREE!

## An end of terrace period property

Located in central Cowes this extensively improved and modernised home is over four storeys with three bedrooms, two reception rooms, a modern kitchen and three bath/shower rooms. There is off road parking for two vehicles as well as driveway access to a large workshop and decked outside space. Very well presented with many modern additions.

## Interior

A lovely property that has been beautifully converted from two flats into one beautiful home. With modern fittings and conveniences but keeping the period charm, it has stylish decor throughout and thoughtfully designed. The stair and hallways have low level lighting and cleverly built integrated shelving.

### Ground Floor:

There is a useful porch with hanging for outside clothes and a door that opens into the hall and dining room. This well designed room, with a bay window and painted floorboards, has a pocket door between the hallway and dining room which provides the opportunity to close it off and make a more private space. The modern stylish kitchen can be accessed from here, through a second door, and the hallway. There are plenty of blue wall and base units with a white silestone worksurface flowing around the room and forming a useful breakfast bar. Within the units are an integrated fridge freezer, microwave, two ovens, five zone hob and dishwasher, an extremely well appointed kitchen with views out over Cowes.

### Lower Ground Floor:

A relaxing but bright sitting room that has modern tall radiators and a built in TV and media unit across one wall.

This level also has a large basement which includes all the 'plant' for the heating and water system of the house. Along with plenty of storage space there is the boiler, hot water cylinder, water softener and a large water tank linked to the fire sprinkler system.

The modern shower room, with fully tiled walk-in shower and modern white suite, has slate coloured flooring and underfloor heating, with access to the rear outside space. This useful and practical area also houses a cupboard with space and plumbing for a washing machine and tumble dryer.

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**Guide Price**



#### First Floor:

This floor has two bedrooms, one single and one double with space for wardrobes, along with the family shower room.

#### Second Floor:

A fabulous loft conversion, which has had the dormer raised, contains a large bedroom and ensuite bathroom.

The double bedroom has beautiful views out across Cowes and towards the water. Decorated in a blue and white theme, there are many built in wardrobes and the colours scheme continues through to the generous ensuite with a freestanding tub, large tiled walk in shower and underfloor heating. With a nod to its history, there is the original single sash window.

#### Refurbishment

The property was previously two flats and has been completely gutted and renovated, finished in 2023.

#### New flooring

#### Rewired

Installed fire sprinkler system and water tank

Raised dormer roof

New boiler

New double glazing

Underfloor heating in lower ground floor and ensuite bath/shower rooms

Acoustic plasterboard in insulation on all floors

#### Exterior

A block paved driveway that has parking for two vehicles, an absolute boon in this sought after area, close to the town centre.

There is a driveway to one side that reaches down to a large garage/workshop that has power and light. Next to here is a decked terrace and grassed area, which is a lovely outside spot to rest and relax.

Garage measurements: 4.81m x 5.19m

#### Cowes

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 the Red Funnel car and passenger ferry to the mainland is situated.

#### Further Information

Tenure: Freehold

EPC: D

Council tax band: B

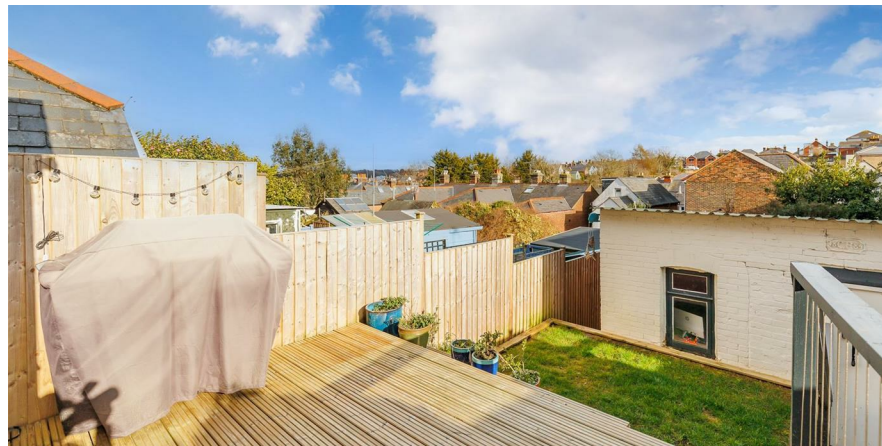
Double glazed throughout

Gas central heating via Gloworm boiler

Water softener

Broadband max predicted: Download 1800mbps 300mpbs Upload

Mains gas, electricity, water and sewerage



### 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.

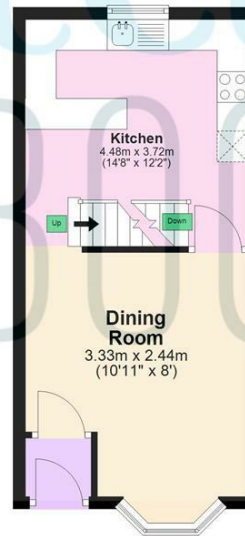
### Lower Ground Floor

Approx. 28.8 sq. metres (310.5 sq. feet)



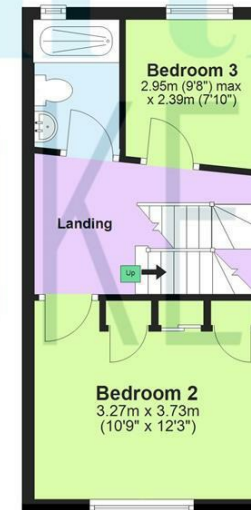
### Ground Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



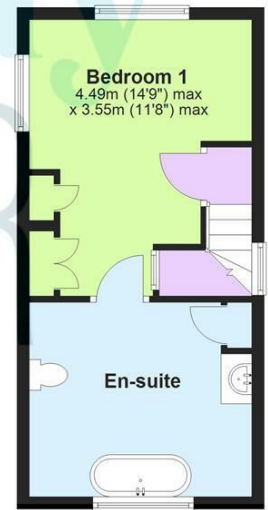
### First Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



### Second Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



Total area: approx. 113.4 sq. metres (1220.9 sq. feet)  
**78 Granville Road, Cowes**