

Lammasfield, 79 Baring Road, Cowes, Isle of Wight, PO31 8DW

Guide Price £625,000

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McCarthy & BOOKER

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Substantial detached home ~ Four bedrooms and three reception rooms ~ Expansive garden ~ CHAIN FREE











A substantial detached four bedroom home

Lammasfield is located in desirable Baring Road and combines exceptional opportunity with its space and an enviable setting. This property offers not only generous family accommodation but also the opportunity to create a home perfectly tailored to modern living. Its generous proportions, versatile layout and expansive established gardens create a property that is suited to everyday family life with the ability to enhance and adapt to your own requirements, subject to any necessary planning permissions needed. All four bedrooms are large doubles, two bath/shower rooms, an extended sitting room which could form a further downstairs bedroom, separate dining room and kitchen with utility space. Along with off road parking and a garage this home has the bonus of being CHAIN FREE.

Interior

Whether sympathetically updating the interiors, enhancing the already magnificent gardens or simply enjoying the property exactly as it is, the possibilities are extensive. Perfectly liveable as it is, Lammasfield offers exciting potential to renovate and enhance over time, allowing its next owners to create a truly outstanding home in an enviable coastal location.

Ground Floor:

A practical entrance porch opens into a welcoming hallway, flooded with natural light and complete with a useful understairs storage cupboard.

Leading from the hall is a generous dining room, ideal for family gatherings and entertaining, where some original parquet flooring adds warmth and character to this elegant space.

The kitchen enjoys delightful views across the rear garden and is fitted with a range of traditional wooden wall and base units. A built-in dining nook and breakfast bar create an informal space for everyday meals, making this very much the heart of the home.

Beyond the kitchen, a useful utility room provides additional workspace, a sink, space/plumbing for a washing machine, together with excellent storage. Internal access to the integral garage offers yet more storage and practical convenience. A separate cloakroom with WC is perfectly positioned for guests and everyday family life.

The principal sitting room is a wonderfully bright dual-aspect space, filled with natural light throughout the day. An extension to the rear creates a second reception area, separated by wide glazed double doors, allowing the rooms to be opened into one impressive entertaining space or closed off to provide a peaceful retreat.

This versatile extension could equally serve as a ground floor bedroom, guest suite, home office or snug, benefitting from its own fully tiled shower room, making it particularly well suited to multi-generational living or visiting family and friends.

First Floor:
The spacious first-floor landing enhances the sense of space throughout the house and provides access to the loft via a fitted loft ladder, offering excellent additional storage.

There are four generously proportioned double bedrooms, all benefitting from built-in wardrobes or storage cupboards. Two bedrooms enjoy a pleasant outlook to the front, while the remaining two overlook the magnificent rear gardens, capturing attractive sea glimpses across the Solent and some truly spectacular evening sunsets.

The family bathroom is fitted with a bath and overhead shower, wash basin and WC, serving the first-floor accommodation with ease.

Exterior

To the front of the property, a private driveway provides off-road parking for several vehicles and leads to the integral garage and there is side access to the rear garden.

Lovingly cultivated over many years by enthusiastic gardeners, the grounds have become home to an extraordinary collection of plants gathered during travels around the world. Mature specimen planting, colourful borders and wildflower areas create an ever-changing landscape filled with interest throughout the seasons.
Salvias, established vines and vibrant lavatera are just a few of the many varieties that flourish here, creating a wonderful sense of privacy and tranquillity. Whether relaxing with a morning coffee, entertaining friends or simply enjoying the garden, this expansive area offers something special at every turn.

The impressive grounds also include a greenhouse, a substantial potting shed and an additional garden store, providing ample space for keen gardeners and hobbyists alike. Given the generous size of the plot, there is excellent scope for further landscaping or enhancement, allowing future owners to shape the outdoor space to their own vision.

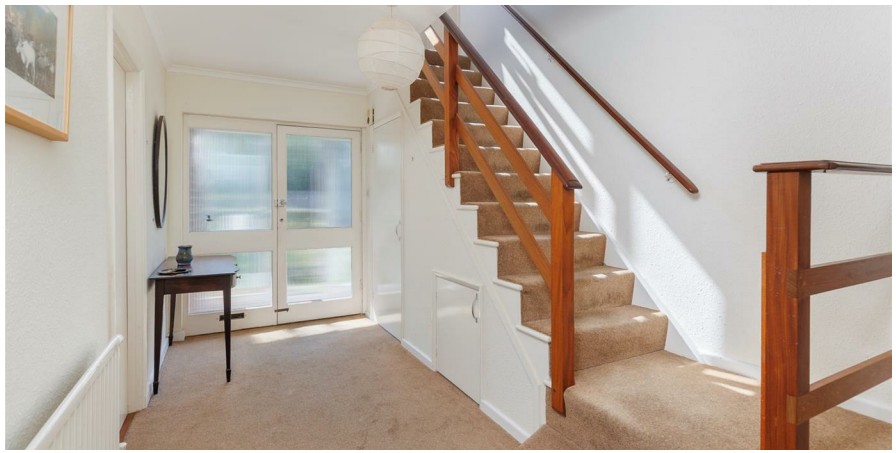
Cowes

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 you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold





EPC: D
Council tax band: F
Mains gas, water, electricity and sewerage
Double glazed throughout
Broadband max predicted: Download 1800mbps Upload 900mbps
Loft is partially boarded, has loft ladder, light and power
Gas central heating - boiler in garage

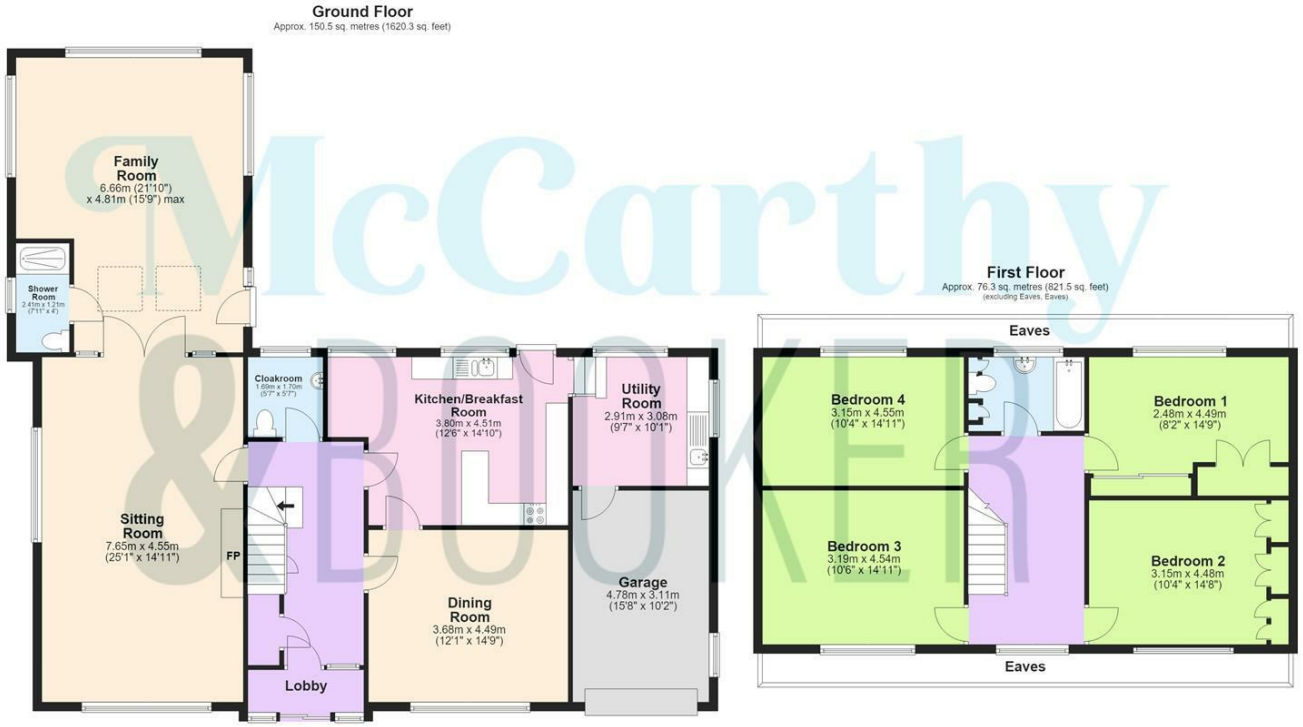
Viewing

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.



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