

19 Redshank Way, Island Harbour, Newport, Isle of Wight, PO30 2QQ

Guide Price £295,000

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McCarthy & BOOKER

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ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A two bedroom yachtsmans cottage with the quiet location of Island Harbour and immediately close to the harbour and its 12m mooring. A cosy sitting room, kitchen/diner, two bath/shower rooms and a courtyard garden, and views of the marina. CHAIN FREE!

A two bedroom yachtsmans cottage

Located in a prime location immediately on the harbour and close to the 12m mooring. This cosy home is CHAIN FREE and set over two floors with two bath/shower rooms, a utility room, sitting room and a well appointed kitchen.

Interior

A lovely example of the cosy yachtmans style cottages located in quiet Island Harbour.

Ground Floor:

Entering into a good size sitting room that has lovely marina views, there is a feature fireplace with brick surround that provides a focal point. Passing through an inner hallway with an airing cupboard and water cylinder and another storage cupboard that contains the consumer unit and meters. From here is access to the utility room which is very convenient with a low level wc, sink, storage cupboards and space for a tumble dryer.
The bright kitchen is fitted with a range of base and wall units that have a built in double oven and a four ring gas hob and space/plumbing for a washing machine and a low level fridge. There is room for a breakfast table, a staircase that leads to the first floor and the stable door gives access to the rear courtyard.

First Floor:

Two very generous double bedrooms can be found on this level, both with ensuite facilities. The front bedroom has marina views, built in wardrobes and an ensuite bathroom with over head shower. The other bedroom has an ensuite shower room and built in cupboard.











Exterior

A low maintenance frontage has the perfect position, literally a stones throw to the harbour, to watch the gentle movements of the assortment of water craft and the lovely sunsets.

The rear paved courtyard looks out to the communal gardens, with its low wooden fencing and shrubs its a delightful area to relax and enjoy the sunshine.

Island Harbour

Set in a beautiful and secluded valley, yet in a central location, Island Harbour is the perfect base from which to explore the Island and the Solent. Located in navigable water on the River Medina, the marina is approximately 2 miles upstream from Cowes, just above the Folly Reach. As a site of Special Scientific Interest and an Area of Outstanding Natural Beauty, the marina is home to many species of birds and wildlife. Meadows and woodland copses slope down to the marina's edge. A stroll along the nature trail allows you to fully appreciate the seclusion and tranquillity of the marina site. With just under 100 properties, Island Harbour is home to permanent residents, secondary residents and holiday makers alike. The locked harbour is a safe and secure place to moor a boat or just visit for the day. Other amenities include a chandlery, boat builders with a repair workshop, 50 ton hoist and slip crane, hard standing, showers and laundry room. The development is surrounded by well-kept communal grounds that include a meadow, an open field which has been purchased by the residents to provide private dog exercise space and a BBQ area. The estate benefits from 6 Project Pev Pro electric charging points which are available to residents. There is a walk/cycle trail that leads you to Newport along the River Medina with beautiful views.

Further Information

Tenure: Freehold
EPC: D
Council tax band: D
Double glazed throughout
Mains water, gas, electricity and sewerage
Loft access via loft ladder
12m mooring
Maintanance Charges: All communal areas are managed by John Rowell Estates and include pathways, communal gardens, parking areas, meadow and pontoon moorings with an annual charge currently £1100 per annum
Parking within large carpark





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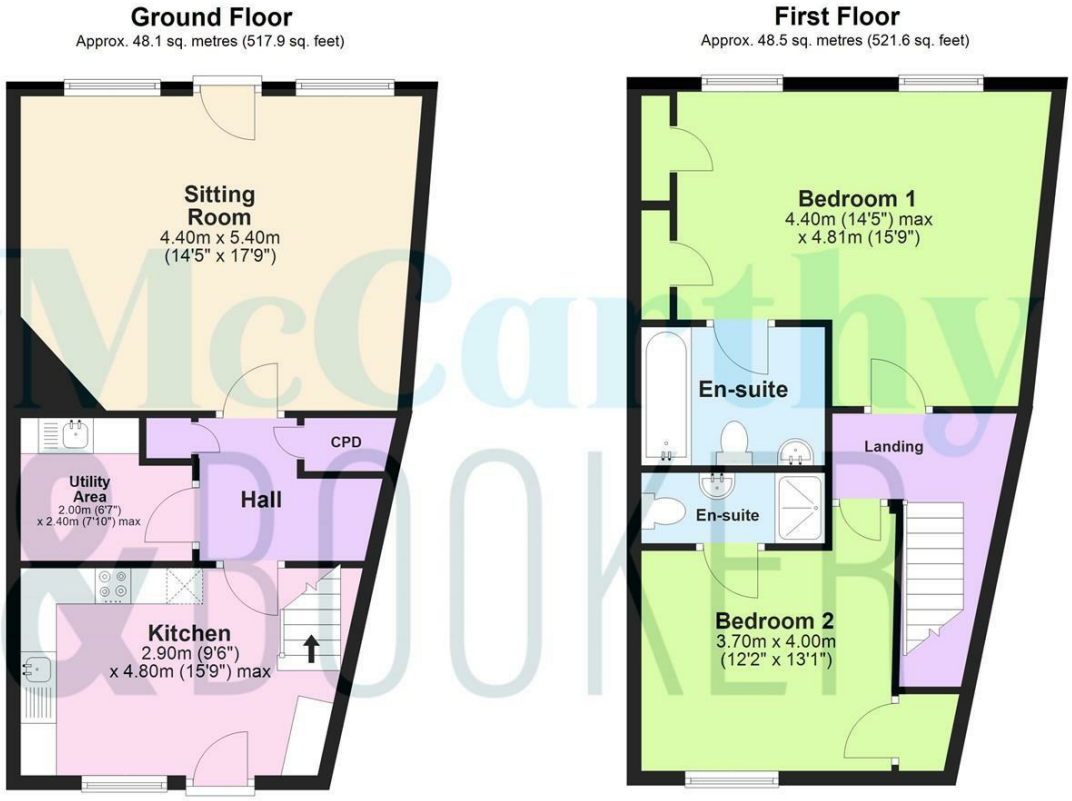
Viewing

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. 96.6 sq. metres (1039.5 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group
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