



110 Mill Hill Road, Cowes, Isle of Wight, PO31 7EH



ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
A semi detached three storey period home full of character and modern conveniences. There are three bedrooms and a loft room, two separate reception rooms and a fabulous kitchen/dining/family room.
The rear garden has rear access and there is the bonus of off street parking for two vehicles and CHAIN FREE! Must be viewed.

A 3 bedroom semi-detached character home

Located in a convenient location, within a short walk into Cowes High Street, this lovely example of a period property has three storeys that contain two reception rooms, a large extended kitchen/dining room, utility room, two bath/shower rooms and a loft room. There is the bonus of off road parking for two vehicles and a beautifully maintained garden with rear access.



Interior

A wonderful example of a Victorian home that contains many original features with the addition of modern conveniences. With high ceilings this very well presented home has stripped floorboards, some painted, throughout the property. There are both working fireplaces and feature ones in the original Victorian style as well as ornate stucco archways in the hallway.

Ground Floor:

The sitting room has a square bay window with a log burner recessed into the chimney breast and an oak mantelpiece above. A delightful and cosy room to relax in.

There is a large family room which is entered through glazed and panelled double doors. This room has a feature fireplace and tall built in cupboards and bookshelves either side.

A fabulous kitchen has been thoughtfully designed with space for a dining table and a comfy seating area. The lantern ceiling light and tri-fold doors flood this room with light which has stripped floorboards, and makes this a great socialable space. Within the wall and base units are an integrated double oven, tall fridge and dish washer that are finished with the thick oak worksurface. Off this well appointed room is a utility area that has space and plumbing for a washing machine and tumble dryer, an integrated low level freezer, a useful toilet and basin completes this area.

First Floor:

The staircase leading to this level has pretty coloured glass inserts in the window and leads onto three bedrooms, one with an en-suite shower room, a family bathroom and a door to the second floor.

There is a rear single bedroom with the double bedroom, at mid-point along the hallway, having a feature fireplace.

The generously sized principal double bedroom has arched windows looking over the fore of the property, smart panelling behind the bed and pocket doors that open to the ensuite shower room. This well designed area has a fully tiled shower cubicle and a convenient pir light. The final room is a modern family bathroom that has a tiled floor and partly tiled walls, a wc and basin with the bath having an overhead shower.



Second Floor:

A large light and airy loft room with wooden flooring, 2 Velux windows and undereaves storage. There are two opposing exposed brick walls giving character to this versatile area, which could be an office, bedroom or relaxing 'den'.

Exterior

An easy to maintain frontage with shingle parking for two vehicles, an original terracotta and black tiled path that leads to the storm porch and partly glazed entrance door.

The rear garden is a lovely outside area with a decked patio area that steps down to two paved areas that are separated by a well maintained lawn. The raised flower beds contain mature flowers and shrubs and within this quiet area are two garden stores, a log store as well as a rear access gate - a handy bonus.



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

Viewing

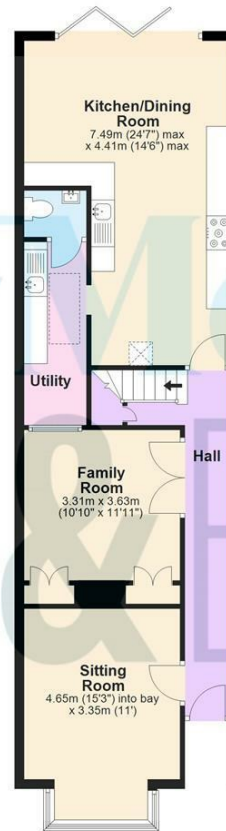
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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.

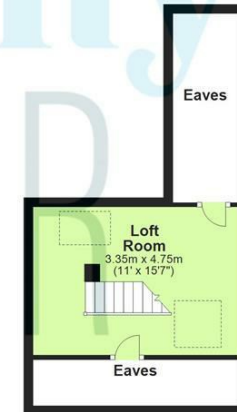
Ground Floor
Approx. 72.3 sq. metres (778.5 sq. feet)



First Floor
Approx. 50.9 sq. metres (548.1 sq. feet)



Second Floor
Approx. 26.6 sq. metres (285.9 sq. feet)



Total area: approx. 149.8 sq. metres (1612.4 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 www.silverarchgroup.co.uk Plan produced using PlanUp.

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