

McCarthy  
& BOOKER



3 The Hayes 67 Baring Road, Cowes, Isle of Wight, PO31 8DW





A wonderful first floor apartment with two/three bedrooms and one/two reception rooms. Period features are in all rooms and two rooms have original working fireplaces. Commanding beautiful sea views, and with communal gardens, this permanent home or holiday residence also has parking and is chain free - must be viewed!

## [An elegant apartment in a desirable area](#)

Located in prestigious Baring Road, this period property has been converted into four apartments with Number 3 having 2/3 bedrooms, 1/2 large reception rooms and a magnificent hallway. There is a huge bonus of off road parking for two vehicles to the fore of this character property, along with being CHAIN FREE. A great permanent home, lock up and leave or holiday residence.

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### Guide Price



### Interior

This wonderfully maintained flat has a wealth of period features throughout, starting with the stunning entrance hall with its wide flowing staircase with beautifully carved newel posts that leads up to the main apartment. Ornate coving is a beautiful feature in the hallway and all rooms have high ceilings, airy and are bathed in light from the generous sized original sash windows. Deep skirting boards, picture rails and four original fireplaces can be found in this neutrally decorated and very well maintained home which has flexible uses with either 2/3 bedrooms, a study/office or one/two reception rooms. Within the upper hallway is a single cupboard housing the consumer unit and a generous sized double cupboard giving excellent storage space.

The sitting room has mesmerising views across the gardens to the Solent and the watery vista. This large room, with a panelled wall, has a working fireplace surrounded with dark marble and a colourful tiled hearth, an outstanding feature. The family room, which could be utilised as a further bedroom, is also a very generous size with a light coloured tiled heath and surround to the working fireplace.

There is a convenient separate cloakroom along with a bathroom with tongue and groove panelling, authentic plunge bath - with hand held shower - basin and wc.

The principal double bedroom has a convenient shower within a purpose built area and a feature fireplace with white and grey marble surround. The second double bedroom has floor to ceiling built in wardrobes.

The kitchen is a wonderful mix of modern and historic. The modern 'Shaker' style wooden wall and base units have a dark worksurface flowing between them. There is an integrated 5 ring gas hob, Bosch double oven and a free standing slimline dishwasher along with space for a tall fridge/freezer and a breakfast bar that looks out over the fore of the property.

This well appointed room has a feature fireplace and tiled flooring, along with built in storage cupboards which were originally the butlers pantry which was moved from the ground floor and installed here, a signed wooden shelf gives evidence to this. Also within this area is space and plumbing for a washing machine.

### Exterior

Set back from the road this attractive period property, built in red brick with cream decorative details, has a large block paved drive in/drive out forecourt with parking for two vehicles. This shared driveway, with wooden gates at the entrance/exits, has mature hedges and trees around the outer edges and access to the rear gardens at either side. The lower part of the building is painted white which gives a clean bright exterior and a short flight of steps leads up to a newly installed front door with canopy above.

At the rear are mature trees around the perimeter of the property and a central manicured lawn. This beautifully maintained communal garden is spread across the width of the building and stretches out forming an ideal space to relax and enjoy the sunshine.





### 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

EPC: D

Council Tax Band: D

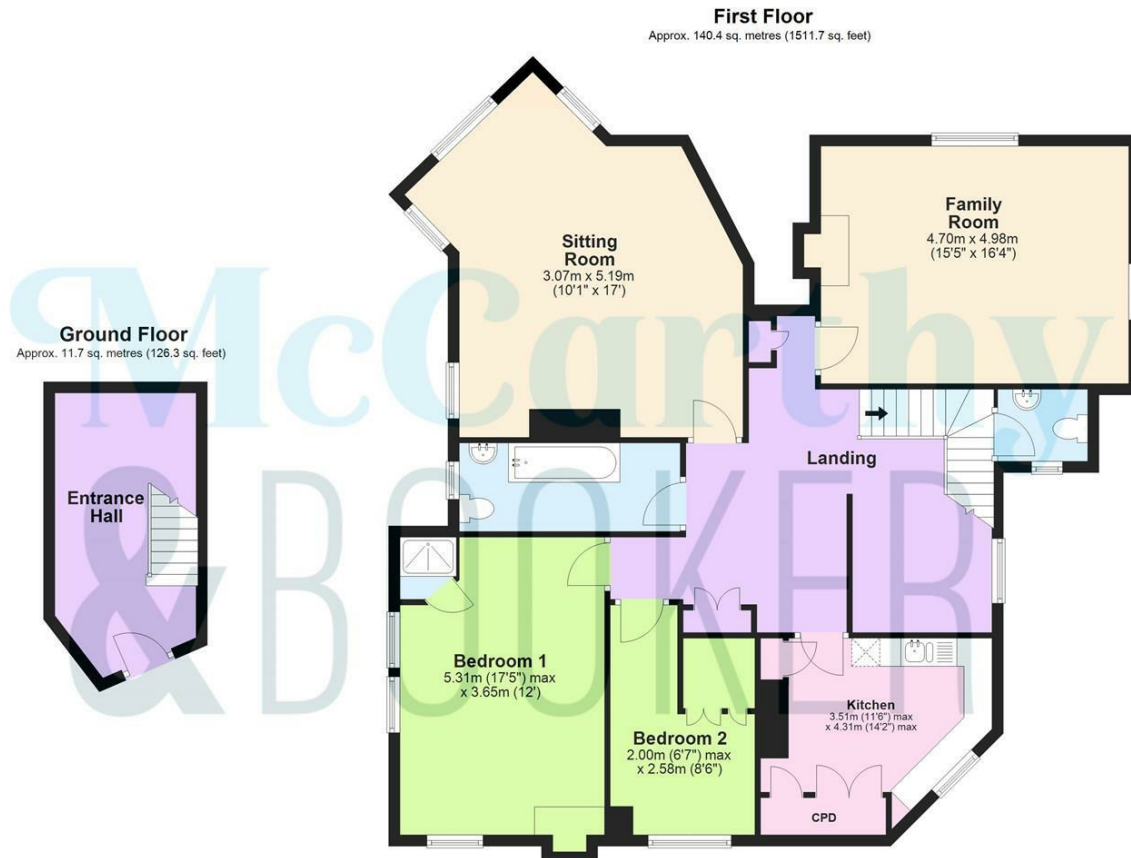
### Viewing

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.



Total area: approx. 152.2 sq. metres (1638.0 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](http://www.silverarchgroup.co.uk) Plan produced using PlanUp.

**Flat 3 The Hays, 67 Baring Road, Cowes**