



McCarthy  
& BOOKER

Fairview, 27 Beckford Road, Cowes, PO31 7SG

**Guide Price £485,000**



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

Period character property beautifully presented - Four storeys - Five bedrooms - Self contained floor which is ideal annexe or income potential

## A substantial and deceptively spacious home

Occupying an enviable position on one of Cowes' established residential roads, just a short stroll from the High Street and marinas, this property is a beautifully proportioned Victorian home offering exceptional versatility, generous living space and an abundance of period charm. The lower ground floor has been cleverly configured to be further accommodation to the main house or used as a self contained annexe or holiday rental with it's own private entrance. The whole property has 5 bedrooms, a large sitting room, spacious kitchen with dining area, 4 bath/shower rooms, utility room, further kitchen and family room with a ground floor balcony and lower level garden.

## Interior

Arranged over four floors, behind its attractive period façade, the property effortlessly combines the grace and character of its Victorian heritage with the practicality required for modern living. High ceilings, large windows, some with pretty colourful stained glass, fireplaces and surrounds, stripped wooden flooring and original architectural detailing create bright, well balanced and quirky interiors, while the flexible layout provides endless possibilities for family life, entertaining or welcoming guests.

## Ground Floor:

Entering through a period reclaimed entrance door with its attractive stained glass panels there is a long hallway leading directly to the staircase rising to the upper floors and through to the bright and welcoming kitchen at the rear of the house.

This bright and generously sized room is complemented by a dining area and the feature fireplace, with open chimney and red tile surround, which has a bread oven hidden behind. The deep wooden worksurface, constructed from ash, flows around the room between the blue/grey coloured wall and base units. Integrated appliances include a dishwasher, larder fridge, Miele oven, 5 ring gas hob and microwave and ample storage. There is access to the terrace, with its hardwood decking, from the kitchen giving gorgeous views across Cowes and a peaceful spot to enjoy morning coffee or evening drinks.

Off the kitchen you reach the spacious sitting room which is bathed in light from the bay window and has an impressive Victorian marbled effect fire surround and marble hearth. From this room stairs lead down to the lower ground floor with its versatile uses as separate accommodation or further uses for the main house.

## Lower Ground Floor:

Whether accommodating a growing family, providing comfortable guest suites, creating space for independent teenagers or exploring the potential for boutique holiday accommodation, this level lends itself effortlessly to a variety of lifestyles.

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Accessed from either the sitting room above or the separate entrance door, this floor has been cleverly designed to allow full access to the building or just the lower accommodation. The lobby with its tiled flooring, leads to both the utility room which has space and plumbing for a washing machine and tumble dryer, integrated fridge freezer and plenty of built in storage as well as a separate cloakroom with WC and basin. This area can be divided from upstairs by a secure door which leads through to a generously sized double bedroom that has a built in cupboard and sliding doors to the family room/dining/open plan kitchen. The kitchen has an integrated low level fridge, oven, 4 zone hob and space/plumbing for a washing machine and there is access to the paved patio and garden beyond. The final room on this floor is a fully tiled wet room which is stylish and modern and includes a Bluetooth mirror.

#### First Floor:

The upper floors continue to impress, with the first floor having two well-proportioned bedrooms, each benefiting from bay windows, feature fireplaces with pretty tiling and one having its own en-suite shower facility. There is a family bathroom with bath and overhead shower, WC, basin and tiled walls. The hallway has a large double floor to ceiling airing cupboard, very useful with a radiator within.

#### Second Floor:

Two further double bedrooms, which could be utilised as a study or home office or a sitting area to enjoy the far reaching views, can be found on this floor, with a bathroom that has an overhead shower, WC and basin.

#### Exterior

At the fore of this handsome house there is a terracotta path to the entrance door and a convenient storm porch. Secure pedestrian access, through a high wooden gate, leads you to the enclosed rear garden that has been designed for ease of maintenance, with a mixture of paved and shingle areas, providing an ideal setting for outdoor dining or relaxing. There is a useful garden store which adds further convenience and a water feature with pump.

#### 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: C

Mains electricity, gas, water and sewerage

Majority of windows and doors are double glazed

Broadband: full fibre Broadband

Central heating via a Vaillant gas boiler



## 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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