



McCarthy
& BOOKER

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



Large ground floor apartment with three bedrooms within a short walk to Cowes. Beautifully presented with high quality fittings, this has communal gardens with private areas and off road parking. Viewing highly recommended for a permanent home or 'lock up and leave' property.

Fabulous architect designed apartment

Within a period property, this three bedroomed immaculately presented apartment is quirky but elegant with internal high end fittings and has private use areas amongst the communal gardens. Off road parking to the fore of this character property, which contains four apartments, has glimpses of the sea between the mature trees within the beautifully maintained grounds at the rear. Set within the prestigious Baring Road area it is an easy walk into Cowes town centre with its many restaurants and bars, marinas and The Royal Yacht Squadron, the 'Red Jet' link to Southampton as well as the property being close to Cowes Golf Club. A fabulous permanent home, holiday residence or 'lock up and leave' property with character and style.

Approaching the property

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. This shared driveway with wooden gates at the entrance/exit 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 complementing the light resin flooring on the small flight of steps leading down to the main door. A black granite threshold, which all external doors have, lies in front of the mahogany wood entrance door with a distinctive rope bound handle and opaque glass central pane. This is a forerunner of the quality and unusual features within.

Flat 1, The Hayes

There are many consistent features within this property, with design and high quality fittings and beautiful thoughtful additions not always being obvious at first glance. Mahogany wood is used throughout for doors, skirting boards and door frames as well as trims around the kitchen units and bathroom cabinets. All internal doors have lightly tinted glass panels with the door between the main bedroom and the 'Jack and Jill' bathroom cleverly becoming a reflective mirror within the bedroom. Deep window sills throughout the property are proof of the age of the building and with the many windows, tall patio doors and the high ceilings makes each room bright, airy and comfortable. There is underfloor heating in all rooms which has 5 separate zones, 'Amitco' flooring to all rooms apart from the carpeted main bedroom.



On entering, the gloss cream and red kitchen units spread out along one wall on your left hand side, including an integral fridge/freezer, washer/dryer, dishwasher, 'Smeg' induction hob, 'Neff' microwave and double oven. The granite work surface continuously flows along incorporating the one and half bowl sink, giving a sleek finish and giving a taste of the calibre of workmanship within this property. A breakfast bar, also in granite, opposes the kitchen units and zones the kitchen area from the spacious open plan living area that forms the remainder of the room. The main feature here is a wide light stone mantelpiece and surround, which sits upon a matching hearth with a modern electric fire set within and colourful tiles behind. A tall patio door leads out to the garden onto one of three privately owned decked areas.

The hallway gives you access to all the remaining rooms and further storage cupboards. One of the three bedrooms is currently utilised as an office and has a large deep cupboard with sliding doors. The spacious main bedroom, which has a tall patio door leading to a sunken decked area, has an unusual but beautifully formed storage cupboard behind the headboard, which is tall enough to stand in and an extremely clever use of space. The third bedroom has an internal tinted window which nods, again, to the designer element and allows the light to shine through the room into the hallway. Finally there is a very well appointed bright wet room, fully tiled and with a modern white suite. The green opaque glass doors slide along chrome rails and complement the glass shower screen. The main bathroom is large, fully tiled and is of a 'Jack and Jill' formation with access from the hallway as well as the main bedroom, another beautifully thought out room with recessed bathroom cabinet and modern white suite.

Outside Area

With mature trees around the perimeter of the property and a central manicured lawn, this beautifully maintained, deep, communal garden is spread across the width of this building. Flat 1 owns the three wooden decked patios that are adjacent to the apartment with two of them sunken and access from a bedroom and the other from the living area, the third at a higher level outside another bedroom. With outside power and lighting all these areas overlook the peaceful gardens where you can relax and catch sight of the sea through the foliage and enjoy the afternoon and evening sun.

Further Information

EPC: C

Council Tax Band: C

Share of Freehold

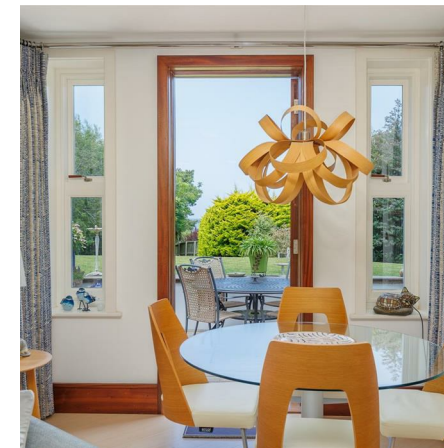
Leasehold-balance of 999 year lease 966 years remaining (2025)

Underfloor heating throughout

Shared 'cellar/dry store room' with 1/4 use divided between apartments

No holiday letting

Maintenance Fee: £150 per month



Viewing

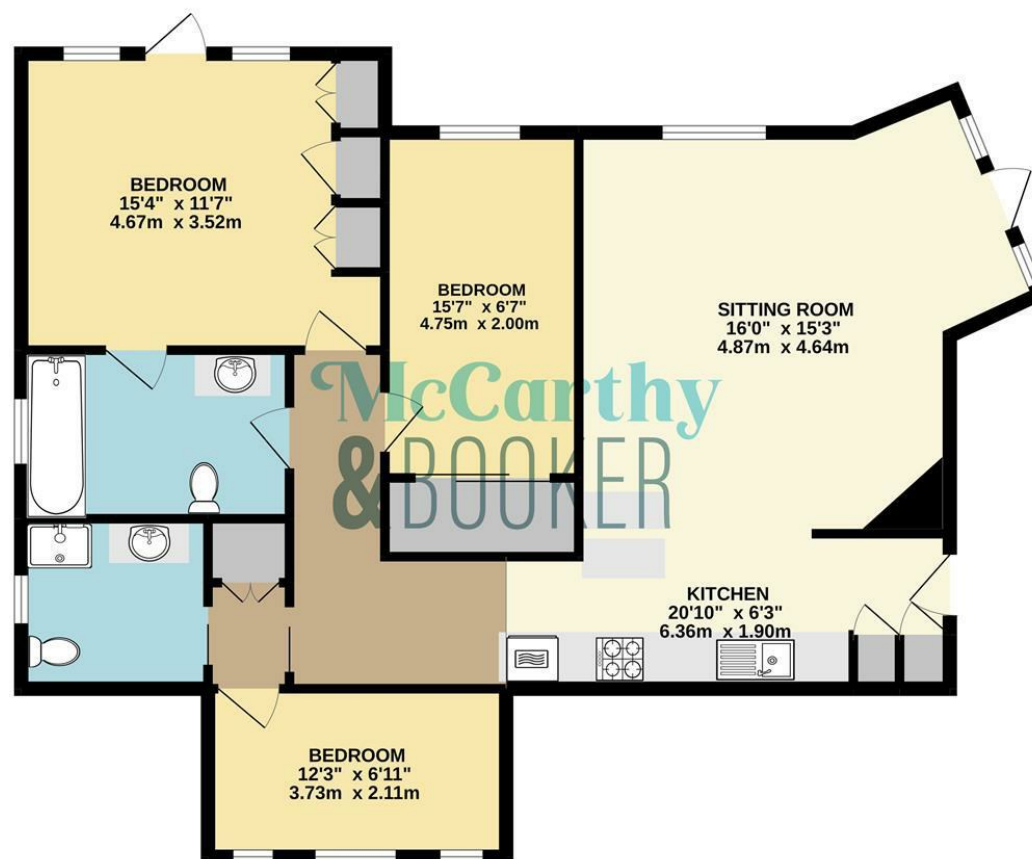
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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