

Church Lodge Church Road, Cowes, Isle of Wight, PO31 8HA

Guide Price £550,000

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McCarthy & BOOKER

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ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
A Grade II Listed Lodge, located in a leafy central part of Old Town Cowes. Two bedrooms and two reception rooms with gardens, courtyard and parking. This sympathetically renovated and refurbished home is perfect for permanent residents, holiday home or a rental opportunity. Must be viewed and a bonus of being chain free.

Grade II listed Lodge in prime location

A superb cosy Lodge situated within Northwood House park on a quiet lane adjacent to St Marys Church, with gardens and parking for two vehicles. Two generous double bedrooms, bathroom, large sitting room and separate dining room make this an ideal permanent home or holiday residence. Surrounded by leafy parkland but minutes walk from the main High Street and 5 minutes walk to the seafront, this characterful property has the bonus of being chain free.

Church Lodge - Northwood Park

The Ward family commissioned lodges to their 230-acre private park which once served the nearby Northwood House with its house and buildings designed by John Nash, the renowned architect who also designed Brighton Pavilion. Nestled in a conservation area, this classical style lodge has been sympathetically restored to its current status and has planning permission for further improvements.











Interior

An impressive and unique property which is bright and airy throughout, has many original and delightful features and renovations have kept its original character and charm.

Ground Floor:
Two large reception rooms, kitchen and inner lobby with understairs wc.
An impressive dining/reception area with original flagstone flooring and fireplace, this leads to an inner lobby that has a discreet understairs cloakroom and a curved timber screen (which is an original feature) between the sitting room and hallway.
The sitting room has three windows, with deep sills, that allow light to flood in to this large, but cosy, room that also has a working log burner set within the chimney breast.
The kitchen has space and plumbing for a slimline dishwasher and washing machine within the wooden wall and base units in contrasting white and taupe. A thick oak wood worksurface runs either side of this galley kitchen that has a rear door to the courtyard area of the garden.

First Floor:
Two large double bedrooms, again bathed in light, both have feature fireplaces.
The bathroom has both a fully tiled shower cubicle and separate bath along with basin and W.C.

Exterior

From the kitchen you can access the walled courtyard with an opening to the main garden that backs onto Northwood Park. Within this beautiful peaceful setting, with its lawn, mature shrubs and trees, is a useful garden store and a white stone path curves around from the rear courtyard to the front forming an outside patio area, perfect to relax and enjoy the charm of this unique property and its surroundings.
Parking for two vehicles are within the garden boundary.

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. Historic Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks and free use of the tennis courts. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Further Information





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Tenure: Freehold
Gas central heating
Log burners
EPC: E
Council tax band: C
STYLING BY JOLI of COWES

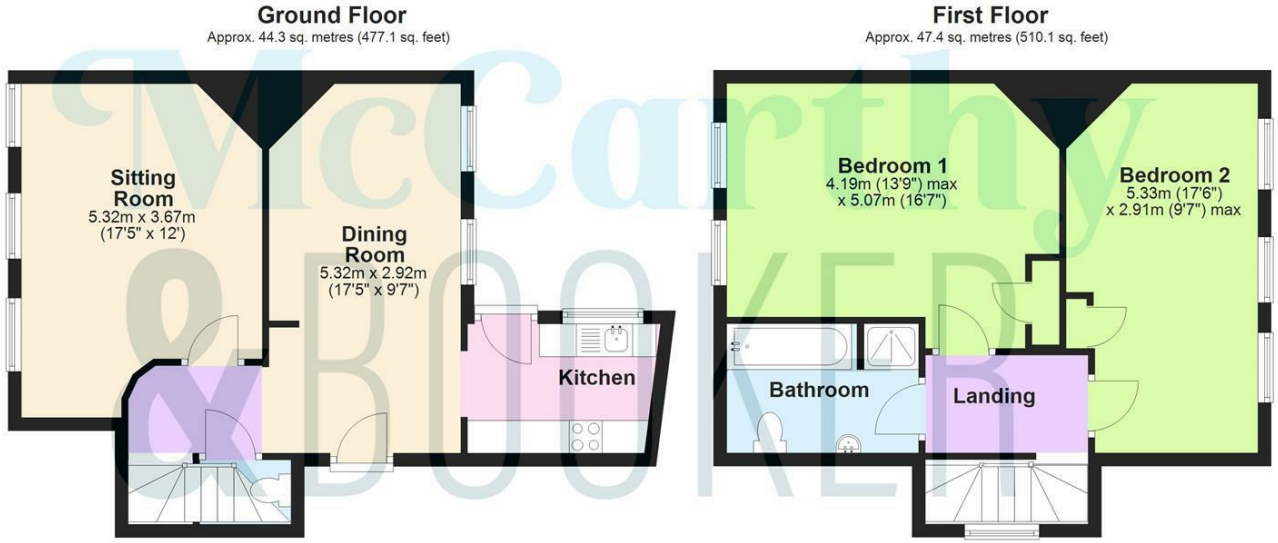
Viewing

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. 91.7 sq. metres (987.2 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk.
Plan produced using PlanUp.

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01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk