

218 Baring Road, Cowes, Isle of Wight, PO31 8ER

Guide Price £480,000

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McCarthy & BOOKER

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This delightful Grade II listed Victorian property is an original Lodge for the Northwood Park estate. A charming detached cottage that boasts not only a SWIMMING POOL but a great TWO BEDROOM ANNEXE.
This characterful historic home has four cosy bedrooms, modern bathroom and two reception rooms. The Annexe, with its two bedrooms, has an open plan kitchen/sitting room and shower room. The outside space has the lovely heated swimming pool where you can cool off on warm summer days and a beautiful garden area to soak up the sun or host outdoor gatherings.

Conveniently, there is parking available for two vehicles. This Victorian gem is a fantastic property to have as a permanent residence or holiday home/rental. Create lasting memories in this beautiful setting - chain free.

Grade II Listed cottage with swimming pool

This detached property is located on the cusp of Cowes and Gurnard and has bags of character with four bedrooms, two receptions and a porch/sun room. Along with a wonderful garden that contains a swimming pool, outdoor seating area with log fireplace, it has a SEPARATE MODERN DETACHED ANNEXE that has two bedrooms, an open plan kitchen/sitting area and shower room. A great opportunity to continue the successful holiday let business the current owners run, renting one or both properties, or make this your permanent home. Bonus of garage storage and off road parking for two vehicles and CHAIN FREE.

Interior

This home was originally a Lodge for the Northwood Park estate and has a wealth of character, as expected, for this type of property. Thick exposed stone walls, original windows, a decorative stove and beams are charming features found throughtout, alongside the modern conveniences and upgrades that have taken place over the past few years.

Ground Floor:
The entrance door leads into a vestibule with a tiled floor, exposed brickwork and built in storage cupboard, from here you continue through to a large airy sitting room with an open fire place within the chimney breast.
Off this room is the porch/sun room that has double doors giving access to the garden.
A doorway leads to the cosy dining room, with its original decorative stove, as well as the modern kitchen that includes a four ring gas hob and oven within the modern grey base units that also has space and plumbing for a washing machine and dishwasher. A utility room gives plenty of storage space and also houses the gas boiler, the final room on this floor is the modern shower room with its large walk in shower cubicle.

First Floor:
The split level staircase makes this a quirky and characterful floor that has four bedrooms, two singles and two doubles, with some having under eaves storage space or built in wardrobes.











Exterior

On the right hand side of the property is a driveway for two cars and access not only to the rear garden but to the secure storage area that has plenty of space for bikes and gardening equipment.

The main garden is a fabulous private outside space with the standout feature being a large heated swimming pool which is surrounded by ornate silver metal work railings, providing a safe and secure area, along with an outdoor shower. This thoughtfully laid out garden has beautiful sandstone paving that not only surrounds the pool but flows from the house around the garden. The lawn has mature plants along its edge, a built in sprinkler system and plenty of room for the bbq area and outdoor dining space.
There is a purpose built relaxation area with stone seating and a fire pit within a chimney, all situated beneath a pergola. A wonderful way to relax in the evening at any time of the year.

Annexe

A purpose built two bedroom annexe with bathroom and open plan kitchen/sitting room.
A very well maintained annexe that opens into a kitchen/dining/sitting room that is bright and modern. With an integrated dishwasher, fridge, induction hob, oven and space/plumbing for a washing machine all within the white wall and base units. Off this area is a double and single bedroom as well as a bathroom with over head shower.

Refurbishments

New flooring throughout Cottage
New shower room installed, 2022, in Cottage
New boiler, February 2024
Newly laid outside sandstone paving
Retiled swimming pool
Re-insulated roof and new joists
Secondary double glazing within Cottage

Cowes

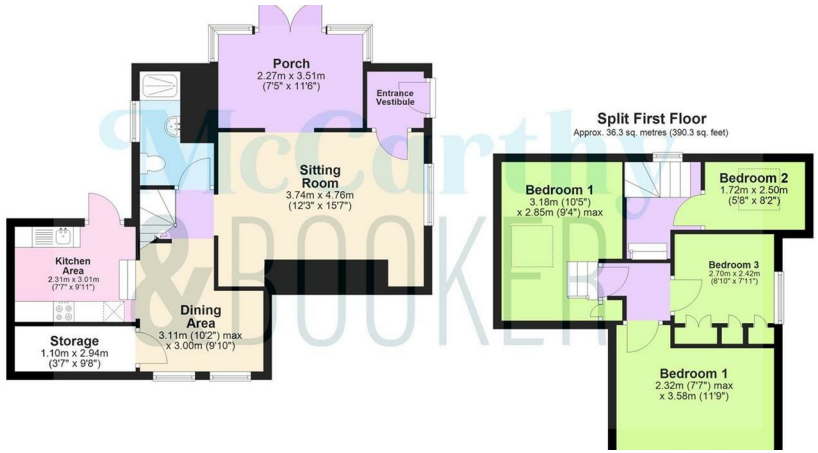
Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.
Within the High Street there are two supermarkets, 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 the Red Funnel car and passenger ferry to the mainland is situated.

Further Information

COTTAGE:
Grade II Listed
Council tax band: E
Gas central heating via Ideal boiler
Area: 91.8 sq m/988.2 sq ft

ANNEXE:
EPC: F





Electric storage heaters
Area: 39.1 sq m/421.0 sq ft

Tenure: Freehold
Swimming Pool heated by ASHP - new pool filter fitted September 2024
Holiday rental figures on request

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.

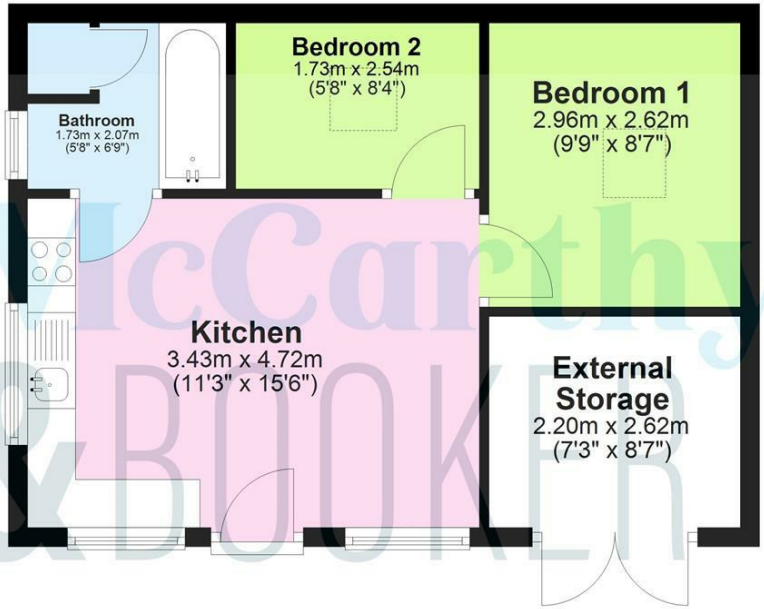
Disclaimer

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. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 39.1 sq. metres (421.0 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 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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