

Rose Cottage Pallance Lane, Northwood, Cowes, Isle of Wight, PO31

Guide Price £495,000

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McCarthy & BOOKER

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Detached renovated and extended cottage ~ four bedrooms ~ semi-rural location ~ roof terrace and countryside views











A delightful detached cottage with four bedrooms

Located in a peaceful lane looking out over fields, this beautifully renovated and enhanced cottage has three bath/shower rooms, open plan living, roof terrace, garden and off road parking. With its versatile living arrangements, having a downstairs bedroom and large bathroom, this home has been charmingly designed and has the bonus of being CHAIN FREE.

Interior

The original cottage has been extended and improved with additional space built on both levels. Bright and airy throughout with many modern features, it still holds a cosy country cottage ambience. Decorated in soft tones with warm wooden flooring throughout the ground floor which complements the kitchen worksurfaces.

Ground Floor:

The hallway contains three useful cupboards, one of which houses space and plumbing for a washing machine and tumble dryer, with a full downstairs bathroom including separate bath and shower conveniently off of the hallway. Leading from the sunny entrance hall is the light and airy open plan living room which still manages to retain a cosy feel.

The open plan arrangement is cleverly zoned into a carpeted cosy sitting area with an open fireplace and oak mantlepiece above, this flows through to the kitchen with its range of navy blue wall and base units that forms a breakfast bar. Within this array are integrated appliances including a five ring gas hob, one and half ovens, dishwasher, wine cooler and space for a fridge freezer. The dining space is glazed on three sides allowing views to the garden and for sunlight to flood in, along with a warm roof construction that boosts energy efficiency. There are several points of access to the garden from French doors in the dining area, sliding doors and a side door in the kitchen.

There is also a double bedroom, with a built in wardrobe, completing a versatile ground floor layout that means the bedroom could be an additional family room/study or formal dining area.

First Floor:

This level has three bedrooms, one ensuite, a roof terrace and a family bathroom. There are two good sized double bedrooms at the fore of the property, with one having two built in double wardrobes giving excellent storage facilities. The principal bedroom has a walk in wardrobe, stylish ensuite shower room with a fully tiled shower cubicle, twin basins within a 'floating' vanity unit and wc. This bright room has patio doors that open onto a sunny roof terrace that gives beautiful views over the countryside and is a wonderful space to privately relax and enjoy the scenery.

The modern family bathroom has a bath with overhead shower, basin and wc.

Exterior

The fore of the property has off road parking on a light stone driveway and at one side a five-bar gate leading to the rear garden with a separate entrance gate on the opposite side of the house.

The rear garden is extremely quiet and secluded with an outlook to open fields and countryside. It is a mainly lawn with a south west facing sunny patio area and matures trees and shrubs around the border.

Cowes (Northwood)

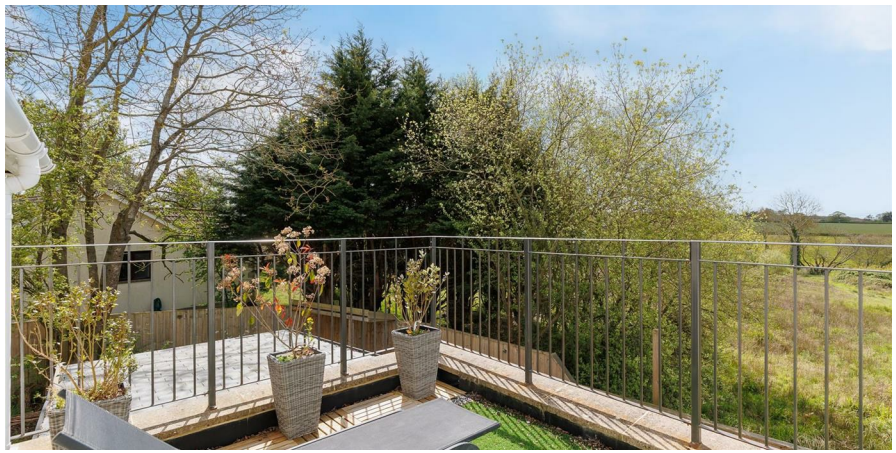
Northwood is between Cowes and Gurnard and has many fabulous rural walks, with two country pubs, a garage, small local shop, primary school and is a short drive to both Cowes and Newport.

It is within a couple of miles of Cowes, which 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.

Further Information

Tenure: Freehold
EPC: D
Council tax band: E
Double glazed throughout
Mains water, gas, electricity and sewerage
Insulated loft





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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. 125.1 sq. metres (1346.3 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
Plan produced using PlanUp.

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