

Leeway House, 81 Mill Hill Road, Cowes, Isle of Wight, PO31 7EQ

Guide Price £475,000

4 2 3

McCarthy & BOOKER

Leeway House, 81 Mill Hill Road, Cowes, Isle of Wight, PO31 7EQ

Guide Price £475,000

Beautifully renovated and set on the popular Mill Hill Road in Cowes, this stylish home offers four double bedrooms, three bath/shower rooms, sea views from the rear and a low-maintenance garden, plus the benefit of driveway parking.

A handsome detached townhouse over 3 storeys

Beautifully renovated and located in the popular Mill Hill Road, the generous and stylish accommodation includes four double bedrooms, three bath/shower rooms and a bright sitting room opening to a cosy reading snug. There are super sea views from the rear bedrooms, a low maintenance garden that is perfect for entertaining and the bonus of driveway parking.

Interior

Leeway House is a beautifully renovated c1920s property, thoughtful updates that combines period character with modern living. Recently featured in Hello magazine, the home benefits from a comprehensive programme of improvements including a full rewire with new consumer unit, heritage-style radiators and fittings, plantation style blinds, stripped floorboards and the replacement of all three bathrooms. Generous room sizes and a flowing, versatile layout make it ideal as a family home or substantial second/holiday property, comfortably accommodating 8–10 guests.

Previously run as a successful holiday let, the property meets relevant requirements and offers further potential with previously approved planning permission (IOW Planning Ref: 22/00005/HOU) for a ground-floor extension to create a 7.5m x 5.5m kitchen/dining room with garden access.

Ground Floor:

An elegant entrance hall leads through to a beautiful sitting room open-plan to a snug/library with built in bespoke cabinetry. In the sitting room is a working log burner within the chimney breast and pretty tiled hearth beneath. The kitchen/diner combines traditional furnishings with a sleek design and forms a sociable space that can over flow to the outside dining terrace through double patio doors. A separate pantry, reached through original glass panelled doors, is home to a large drinks fridge (negotiable within sale) and further storage, within the kitchen there are a wide range of cream wall and base units that have an integrated oven and five ring gas hob. Following through to the rear of the property is access to the side passageway, a handy utility-room with space and plumbing for a washing machine, tumble-dryer, additional storage cupboard, and a convenient WC and basin.











First Floor:
On this level is a family bathroom, complete with a claw foot bath, and two double bedrooms. There are far reaching views across Cowes to the Solent from both the bathroom and a rear bedroom with its double built in wardrobes, feature fireplace and half panelled wall. The front double bedroom also has a beautiful feature fireplace and surround, two built in wardrobes and French doors opening to a Juliett balcony. This generously sized room has an ensuite shower room with a tiled walk in shower cubicle, wc and basin.

Second Floor:
Two further spacious bedrooms, both with panelled walls are beautifully presented with the front bedroom having an ensuite shower room and the rear enjoying views to St Marys Church and further out to sea.

Exterior

The property comes complete with the added bonus of off street parking for up to two vehicles on a block paved driveway directly in front of the property.
The rear garden features a dining terrace of composite decking which provides a fabulous spot for alfresco dining. Created on a lower level there is a perfect seating/lounging area that leads down to a lower lawn with a built-in planter and a mature tree.

Cowes

Just a short downhill walk brings you to the buzzing high street of Cowes, rich in nautical heritage and an international mecca for sailing, including hosting the start of the famous Round the Island Race in July and culminating in Cowes Week held in August each year, this year celebrating the 200th anniversary. It has quick access to Southampton via the Red Jet as well as many marinas and sailing clubs dotted along the waterfront.
Within the High Street there are two supermarkets, many lovely 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. There is a regular bus service to Newport, with bus stop nearby.

Further Information

Tenure: Freehold
Council tax band: E
EPC: D
Gas central heating via Worcester boiler
Mains water, gas, electricity and sewerage
Broadband max predicted: Download 1800mbps Upload 900mbps
Double glazed throughout
Nest heating system
Possible 'turnkey' property





McCarthy &BOOKER

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. 157.4 sq. metres (1693.9 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.

81 Mill Hill Road, Cowes

McCarthy &BOOKER

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

mccarthyandbooker.co.uk