

## Cowes, Isle of Wight



- **3 Bedroom Period Property**
- **Surprisingly Spacious**
- **Amazing Lounge**
- **Walking Distance to the Town Centre**



## About the property

This attractive three-bedroom Victorian period home is ideally positioned within comfortable walking distance of Cowes town centre and the Red Jet ferry terminal, while also being conveniently close to well-regarded schools and a variety of countryside walks, including the popular Newport to Cowes cycle track.

The property retains the charm and proportions typical of its era, with a bay-fronted lounge-dining room to the front providing a welcoming and versatile living space. To the rear, a well-appointed kitchen breakfast room enjoys a pleasant outlook and offers ample space for everyday dining. A modern family bathroom completes the ground-floor accommodation.

On the first floor are three well-sized bedrooms, all offering good natural light and flexibility for family living, guests, or home working.

A particularly appealing feature of the property is the recently converted additional lounge, which was formerly part of the cellar and now opens at ground level onto the rear garden. This creates a superb extra living area, ideal as a second sitting room, hobby space or occasional guest accommodation, with direct access outside.

The rear garden is sunny and well-proportioned, benefiting from rear access and providing a pleasant outdoor space for relaxing or entertaining. From the property there are also lovely views overlooking the River Medina towards East Cowes, adding to the sense of light and openness.

The current owners also make excellent use of the loft space as a music room. While this area does not conform to current building regulations, it offers a valuable and adaptable additional space.

Overall, this charming home would suit a wide range of buyers, including first-time purchasers, those seeking a holiday home, or buy-to-let investors, thanks to its flexible accommodation, desirable location and attractive period character.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge or Dining Room 12'11 x 11'7

Kitchen/Breakfast Room 11'7 x 9'11

Inner Hall

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 12' x 11'7

Bedroom 2 11'2 x 9'

Bedroom 3 10'1 x 7'5

Stairs down to Lounge

### OUTSIDE

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		