



Riebeck House, 7 Smithards Lane, Cowes, IW
£235,000



Megan Baker
Estate Agents

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This substantial three storey period home has spacious accommodation including a sitting room to the front, dining room leading open plan into a good sized kitchen and handy ground floor WC. The first floor houses two attractive double bedrooms with a further large double bedroom with Solent views and stylish bathroom on the top floor. To the rear of the property is a long, sunny garden which houses a super workshop. The house is offered chain free with gas central heating and UPVC double glazing.

UPVC double glazed front entrance door to:

SITTING ROOM:

14'6 max x 12'0 (4.42m max x 3.66m)

A light, good sized room with wooden floorboards and handsome woodburning stove to the chimney recess. Double glazed bay window to front with attractive seating and storage under. Opening to:

INNER LOBBY:

With stairs to first floor and door to:

CLOAKROOM:

Cleverly created under the stairs with WC and wash hand basin.

DINING ROOM:

12'0 max x 11'10 (3.66m max x 3.61m)

A sociably designed room, linked to the

kitchen by a wide archway. Wooden floorboards and window to rear.

KITCHEN:

15'5 max x 7'5 max (4.70m max x 2.26m max)

Fitted with a smart range of cream fronted units with attractive brushed chrome handles and wooden worktops. Range cooker with extractor canopy over. Circular stainless sink unit below the double glazed side window and french doors to the rear opening to the garden.

Turning staircase with cleverly created light well to:

FIRST FLOOR LANDING:

With stairs to second floor and doors to:

BEDROOM ONE:

12'0 x 10'10 max (3.66m x 3.30m max)

A pretty double bedroom with attractive bird motif wallpaper and one wall of fitted cupboards and wardrobes. Double glazed rear window.

BEDROOM TWO:

11'11 x 11'11 max (3.63m x 3.63m max)

A second double room with wooden floors and window to front.

Stairs to:

SECOND FLOOR LANDING:

With velux skylight and access to loft. Doors to:

BEDROOM THREE:

12'0 max x 12'0 max (3.66m max x 3.66m max)

With angled ceiling adding character and wooden floorboards. Double glazed front window offering a lovely, elevated

view over Cowes to the Solent.

BATHROOM:

10'5 max x 7'3 max (3.18m max x 2.21m max)

Decorated in white with striking coloured tiling and fitted with smart suite of concealed cistern WC; bath with mixer tap and shower spray; double basin vanity unit and separate shower enclosure. Velux rear window and access to eaves storage.

GARDEN:

This long rear garden is laid to patio and lawn with hedge to border and gated pedestrian rear access. At the end of the garden is another patio area which houses the:

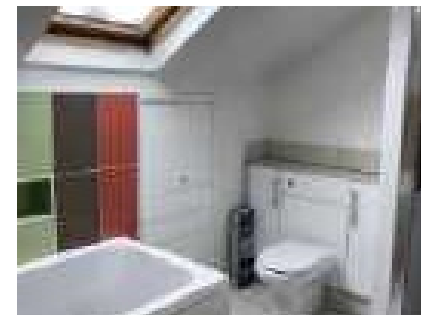
WORKSHOP:

18'7 x 7'7 (5.66m x 2.31m)

A large outbuilding with flexible use, with double glazed side windows; power and light.

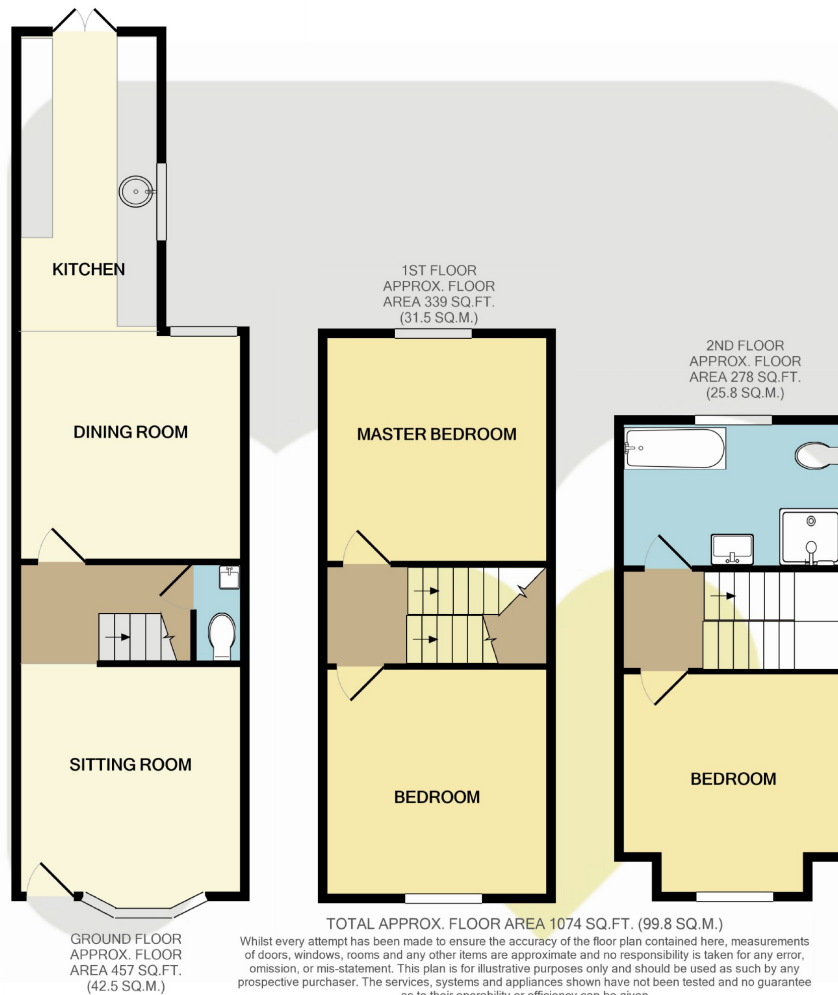
Viewings: Strictly by appointment only through Megan Baker Estate Agents

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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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