



44a Place Road
Cowes | Isle of Wight | PO31 7UB

 FINE & COUNTRY

SELLER INSIGHT

“ We have lived here for about 6 years and have loved living here. The location is great for all local amenities, the beach, shops and park.

Summer in the garden is so relaxing; the trees and bushes have lots of small birds busy about their day and lovely to sit and watch. The garden feels very private because of the greenery.

There is a bus stop opposite which is really convenient if you want to pop down to Cowes but don't want to walk or drive, then you can have wander round, bite to eat and a drink, then bus back up.

Woodvale sunsets are the best at Gurnard, and again you can walk or drive to get there.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

44a Place Road

This beautifully renovated family home blends modern comfort with inviting character, offering generous living spaces, abundant natural light, and a wonderfully calm setting just moments from the vibrant coastal lifestyle of Cowes. Thoughtfully updated throughout, the property provides an ideal balance of stylish finishes and practical family-friendly design, creating a home that feels instantly welcoming while still offering scope for personal touches.

Upon arrival, the property's attractive red brick façade and spacious block paved driveway set a warm first impression. Stepping inside, a bright porch provides a practical space for everyday essentials before opening into a superb lounge. Bathed in afternoon sunshine from its charming box bay window, this room is both elegant and relaxed, with ample space for family gatherings. The clever use of the downstairs area as a study nook adds versatility, while a wide opening creates a seamless flow into the dining room. Here, warm wooden flooring and generous proportions make it perfect for hosting, with natural light filtering in from multiple directions.

The conservatory extends the living space further, offering panoramic garden views and year round usability thanks to its central heating. French doors open directly onto the garden, creating an effortless indoor outdoor connection. The kitchen has been beautifully designed with sleek grey cabinetry, quartz worktops, integrated appliances, and a stylish island that enhances both storage and workspace. Patterned monochrome flooring adds a contemporary flourish, while a rear window frames views of the garden. Beyond the kitchen, the utility room and cloakroom present exciting opportunities for the next owners to add their own style.

Upstairs, a spacious landing leads to four well proportioned bedrooms. The two double rooms offer generous space and natural light, while the two single rooms are ideal for children, guests, or home working. The family bathroom has been transformed into a luxurious retreat, featuring a freestanding bathtub, walk in shower, and modern fixtures complemented by subtle patterned flooring.

The rear garden is a peaceful haven, thoughtfully arranged with a blend of patio areas, lawn, raised beds, and mature hedging that creates privacy and tranquility. It's an inviting space for summer relaxation, outdoor dining, or simply enjoying the sunshine. A garden shed provides useful storage, and side access enhances practicality.

To the front, the large driveway accommodates multiple vehicles, while the single garage offers excellent storage or workshop potential.

Positioned just minutes from Cowes, the home enjoys exceptional convenience. Supermarkets, recreation grounds, boutique shops, cafés, bars, and the high speed RedJet service to Southampton are all close by. The neighbouring town of East Cowes, accessible via the chain ferry, offers historic charm with Osborne House, while Newport's bustling high street, eateries, cinema, and arts centre lie only four miles away.

This is a superb opportunity to acquire a stylish, spacious home in a highly desirable coastal location, perfect for families seeking comfort, convenience, and a beautifully finished interior.







Travel Information

1.2 miles from West Cowes to Southampton Red Jet Terminal
8.6 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal
9 miles from East Cowes to Southampton Vehicle Ferry Terminal
11.8 miles from Yarmouth to Lymington Vehicle Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Gurnard Sailing Club, Gurnard	0.9 miles
Cowes Golf Club, Cowes	0.8 mile
Cowes Yacht Haven, Cowes	1.2 miles
Cowes Sports Football Club, Cowes	0.6 miles
The Phoenix Centre, Gurnard Pines	1 mile

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
Lantern Clinic – Private GP & Functional Medicine, Cowes	01983 685667
East Cowes Medical Centre, East Cowes	01983 284333

General Hospitals	
St Mary’s Hospital, Parkhurst Road, Newport	3.1 miles (01983 822099)

Education

Primary Schools
Lanesend Primary School, Cowes
Cowes Primary School, Cowes
Gurnard Primary School, Gurnard
Queensgate Foundation Primary School, Cowes
Holy Cross Primary School, Cowes
Priory School of Lady Walsingham, East Cowes

Secondary Schools/Colleges
Cowes Enterprise College, Cowes
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine’s, Grove Road, Ventnor

01983 293233
01983 293261
01983 295713
01983 292872
01983 292885
01983 861222

01983 203103
01983 524651
01983 537 070
01983 861222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
Gurnard Press Bistro - Gurnard
Portland Inn - Gurnard
The Coast Bar & Dining Room - Cowes
Harbour Kitchen - Cowes
The Globe - Cowes
Smoking Lobster - Cowes
Tonino’s Italian Restaurant – Cowes
The Woodvale – Gurnard
The Travellers Joy - Northwood

These bars and restaurants are available within a 2-mile radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
Cowes Maritime Museum - Cowes
Northwood House & Park - Northwood
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
Yarmouth Castle - Yarmouth
The Needles Landmark Attraction – Alum Bay
Carisbrooke Castle – Carisbrooke
Monkey Haven, Primate Rescue Centre – Newport
Robin Hill Country Park - Downend

Ground Floor

Approx. 79.4 sq. metres (855.1 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.8 sq. feet)



GROUND FLOOR

Entrance Porch	
Lounge	19'10 x 10'11 excluding bay
Dining Room	11'11 x 9'5
Conservatory	11'1 x 9'5
Kitchen	11'9 x 9'10
Utility Room	7'5 x 7'5
Separate Toilet	

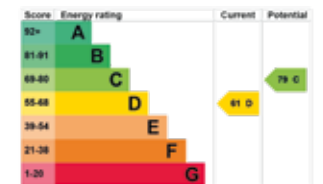
FIRST FLOOR

Landing	
Bedroom 1	12' x 9'5
Bedroom 2	10'10 x 9'7
Bedroom 3	9'11 x 8'2
Bedroom 4	9'9 x 7'9
Bathroom	7'4 x 7'4

OUTSIDE

Garage
Driveway Parking
Rear Garden

Council Tax Band: D
Tenure: Freehold



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