



70 WINGS NECK ROAD

70 WINGS NECK RD, POCASSET, MA 02559

\$572,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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02559

Welcome to 70 Wings Neck Road--a quintessential Cape Cod cottage nestled on the coveted Wings Neck peninsula in the beloved village of Pocasset. Available for the first time ever, this timeless retreat is a rare opportunity to own a piece of the Cape's cherished history in the Pocasset Beach Improvement Association (PBIA). Step inside and be charmed by the warmth of original fir wood floors, lofty ceilings with exposed beams, and a sun-kissed front porch that invites the ocean breeze. The layout includes two cozy bedrooms on the first floor, an open living, dining, and kitchen combo, and a large airy second-floor room ideal for overflow guests, creative space, or quiet retreat.

Cooling: No A/C,
Heating Type: No Heat,
Sewer: Cesspool

\$572,000



A delightful pantry off the kitchen adds nostalgic character and practical storage, while the detached garage offers additional space for bikes, beach gear, or a future studio. Outside, enjoy a generously sized yard--a rare find in this coastal enclave--perfect for summer games, gardening, or gathering. Living on Wings Neck means immersing yourself in the easy rhythm of coastal New England life--morning swims, boat rides to Bassetts Island, clamming at low tide or close rides to home like the Chart Room.



