

BELMORE HOUSE

COWES • ISLE OF WIGHT





BELMORE HOUSE

QUEENS ROAD, COWES, ISLE OF WIGHT

ONE OF COWES' MOST DESIRABLE HOUSES.

A STUNNING, CLASSIC REGENCY HOUSE PROVIDING ELEGANT ACCOMMODATION, SITUATED IN A PRIME LOCATION WITH PANORAMIC VIEWS OVER THE SOLENT, EXTENSIVE PARKING AND A DELIGHTFUL SOUTH FACING GARDEN WITH POOL

This fine Landmark house was built for one of the founder members of the Royal Yacht Squadron, Lord Belmore and is Listed, Grade II. Benefitting from classically proportioned rooms with large windows to the principal rooms, the particularly light accommodation has wonderful unobstructed views over The Solent. The house has been extended and sensitively renovated in recent years, retaining many original features yet providing modern comforts. In addition to an extensive driveway to the front there is a garage and further parking space to the rear. The secluded south facing landscaped garden includes a heated swimming pool, lawns, mature borders and various terraces, forming a delightful backdrop to the house.

The unrivalled location is about 200m from the Royal Yacht Squadron and within the Conservation Area, benefitting from superb views of the yacht racing off Cowes as well as other shipping activity on The Solent. The town's amenities are just a short walk away, including a good range of restaurants and shops and world-renowned sailing facilities. Frequent fast passenger ferry services run to Southampton (crossing in 23 minutes) with onward connections to rail services to London Waterloo and Southampton airport.



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ACCOMMODATION

A pillared entrance porch with a panelled front door and a glazed fan light above, opens to:

ENTRANCE HALL Forming a spacious entrance to the house with the staircase to the first floor and an outlook through to the rear garden.

DRAWING ROOM An elegant, well-proportioned room with deep sash windows providing direct views over The Solent towards Southampton water. Fireplace with a carved marble surround, with an extensive range of shelved cupboards to either side, set in two arched alcoves.

SITTING ROOM A light, dual aspect room with fantastic sea views. Fireplace with a marble surround, with two wide arched openings to:

DINING ROOM Carved marble fire surround, bay window and opening to a further south facing **SEATING AREA** with a pair of French doors opening to the garden with deep windows to either side overlooking the swimming pool and garden beyond. Built-in cupboards and book shelving.

REAR LOBBY A glazed door to the rear terrace and garden.

CLOAKROOM Wash basin and WC.

KITCHEN/BREAKFAST ROOM A light and spacious room combining a well fitted kitchen with a seating and dining area with French doors to terrace and outlook over the rear garden. The kitchen area comprises an extensive range of built-in cupboards with solid oak worksurfaces, twin stainless steel sink unit with a matching island. There is an integral oven, 4 ring Neff gas hob, 4 oven gas-fired Aga and space for American style fridge freezer and dishwasher. A bay window to the western side elevation provides sea views.

UTILITY ROOM Well-fitted with cupboards, worksurfaces, Belfast sink and with access to the driveway.

STORE ROOM/WORKSHOP Fitted with extensive shelving and workbench.

BOOT ROOM Bench seating, coat hooks, tiled flooring and access to the rear garden.





WET ROOM A large walk-in shower, contemporary glass wash basin and heated towel rail.

PLANT ROOM Housing twin Vaillant gas fired boilers, large direct hot water cylinder and pool filtration equipment.

FIRST FLOOR

LANDING Airing cupboard.

BEDROOM 1 A spacious double bedroom with uninterrupted sea views and a carved marble fire surround.

BATHROOM EN-SUITE A marble wash basin set within a marble surface with cupboards beneath, bath with shower over, WC and heated towel rail.

DRESSING ROOM Fitted with an extensive range of built-in cupboards.

BEDROOM 2 An elegant double bedroom with wooden fire surround and built-in drawers and cupboards. Superb sea views.

BEDROOM 3 A double bedroom with built-in cupboards and a bay window to the western elevation providing sea views.

BATHROOM Bath, wash basin, WC and heated towel rail.

BEDROOM 4 Currently used as a study with direct sea views.

SECOND FLOOR

Characterful additional accommodation with sloping ceilings.

LANDING With hatch access and drop-down steps to a carpeted attic.

BEDROOM 5 A double bedroom with sea glimpses.

BEDROOM 6 A double bedroom with built-in cupboards and fine views of the Western Solent.

BATHROOM Bath, wash basin, WC, heated towel rail and under eaves storage.

BEDROOM 7 A single bedroom with built-in drawers and sea glimpses.

OUTSIDE To the front of the house is a generous gravelled parking and turning area with two separate access points

onto Queens Road, with brick gate pillars and enclosed by mature hedging. To the rear of the house there is an extensive south facing, stone paved terrace with outside lighting. Adjacent is the **HEATED SWIMMING POOL** (8.17m x 3.57m) with a stone paved surround. Steps flanked by lawns lead to upper tiers of the garden, comprising lawns, borders, trees and shrubs, forming an attractive private setting with further seating areas enclosed by fencing and mature hedging. From the upper levels of the garden there are views of the sea. To the rear of the garden is a **TIMBER GARAGE/STORE** (6.2m x 4.0m externally), with an additional parking space accessed from Trinity Church Lane. There is a lapsed planning permission for replacement of the existing garage with a more substantial building.

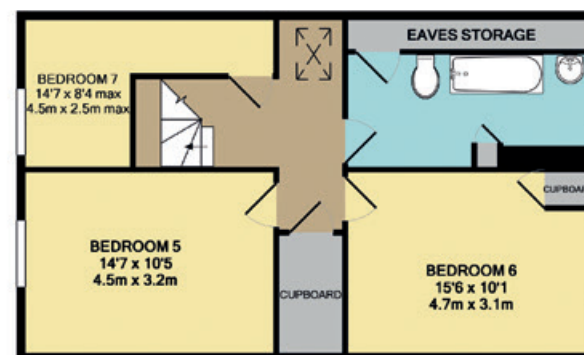
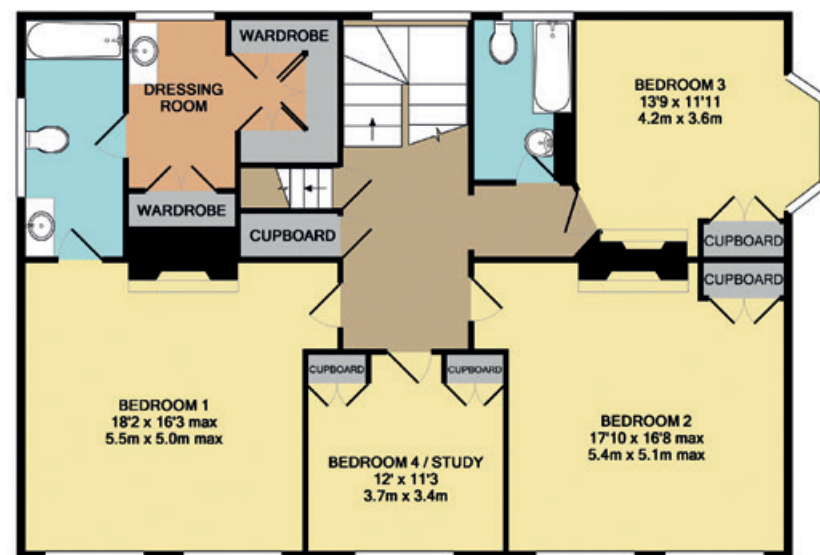
SERVICES Mains water, electricity, drainage and gas. Gas fired central heating and Aga.

TENURE Freehold

POSTCODE PO31 8BQ

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





TOTAL APPROX. FLOOR AREA 4038 SQ. FT. (375.1 SQ. M.)

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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