

Belmore House

11 QUEENS ROAD | COWES | ISLE OF WIGHT

SPENCE WILLARD





Belmore House

11 QUEENS ROAD, COWES, ISLE OF WIGHT

A fine Regency residence in a prime location offering elegant, well-proportioned accommodation, with panoramic views across The Solent, extensive parking and a south-facing garden with swimming pool

Belmore House was originally built for Lord Belmore, a founding member of the Royal Yacht Squadron, and occupies a prime position within Cowes' Conservation Area, approximately 200 metres from the Squadron. The house enjoys uninterrupted views of the Solent, with a direct outlook over the renowned sailing waters.

The property, listed Grade II, has been sensitively extended and refurbished in recent decades, combining period character with modern convenience. Principal rooms benefit from large sash windows, high ceilings and excellent natural light, with many original features retained.

Cowes' amenities, including a range of restaurants, shops and sailing facilities, are within easy walking distance. Fast passenger ferry services to Southampton (approximately 23 minutes) provide onward connections to London Waterloo and Southampton Airport.

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Accommodation

GROUND FLOOR

ENTRANCE PORCH & HALL A pillared entrance leads to a spacious reception hall with staircase to the first floor and views through to the rear garden.

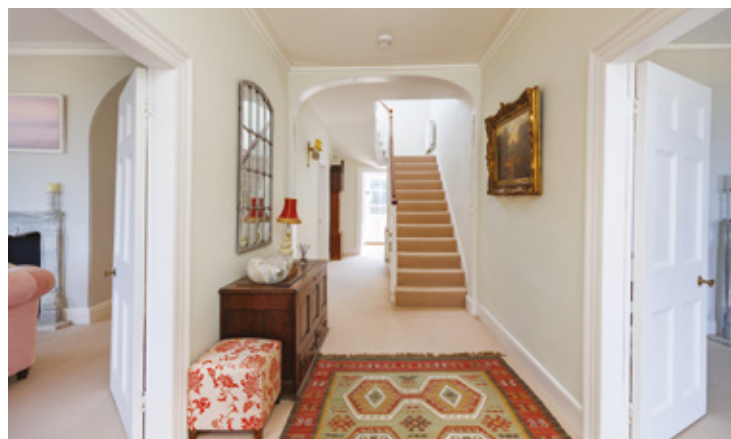
DRAWING ROOM An elegant reception room with deep sash windows framing panoramic views across The Solent. Marble fireplace with fitted shelving to either side.

SITTING ROOM A light, dual aspect room with sea views and marble fireplace, openings either side of the chimney breast through to:

DINING ROOM Marble fireplace and bay window and with a wide opening to Garden Room which comprises a south facing seating area with fitted cabinetry and shelving/ bar and French doors opening to the terrace, overlooking the garden and pool.

REAR LOBBY Door to the terrace and garden.

CLOAKROOM WC and wash basin.





KITCHEN / BREAKFAST ROOM A spacious and well-appointed room with fitted units, oak work surfaces, central island and integrated appliances including Aga and Neff oven and hob, with space for an American style Fridge. Bay window with sea views. Wide opening to seating and dining area with French doors to the terrace and garden.

UTILITY ROOM Fitted with cupboards, work surfaces and Belfast sink, with access to the driveway.

STORE / WORKSHOP Fitted shelving and workbench.

BOOT ROOM Bench seating, coat storage and access to the garden.

WET ROOM Walk-in shower, contemporary basin and heated towel rail.

PLANT ROOM Housing boilers, hot water cylinder and pool equipment.

FIRST FLOOR

LANDING With airing cupboard.

BEDROOM 1 A principal bedroom with uninterrupted sea views and feature fireplace.

BATHROOM EN-SUITE Bath with shower, marble basin, WC and fitted storage.

DRESSING ROOM Extensive built-in wardrobes.

BEDROOM 2 An elegant double bedroom with fitted storage and sea views.

BEDROOM 3 Double bedroom with bay window and views to the western Solent.

BATHROOM Bath, basin, WC and heated towel rail.

BEDROOM 4 / STUDY With direct sea views.

SECOND FLOOR

LANDING Access to attic storage.

BEDROOM 5 Double bedroom with sea glimpses.

BEDROOM 6 Double bedroom with built-in cupboards and views over the western Solent.

BATHROOM Bath, basin, WC and eaves storage.

BEDROOM 7 Single bedroom with fitted drawers and sea glimpses.







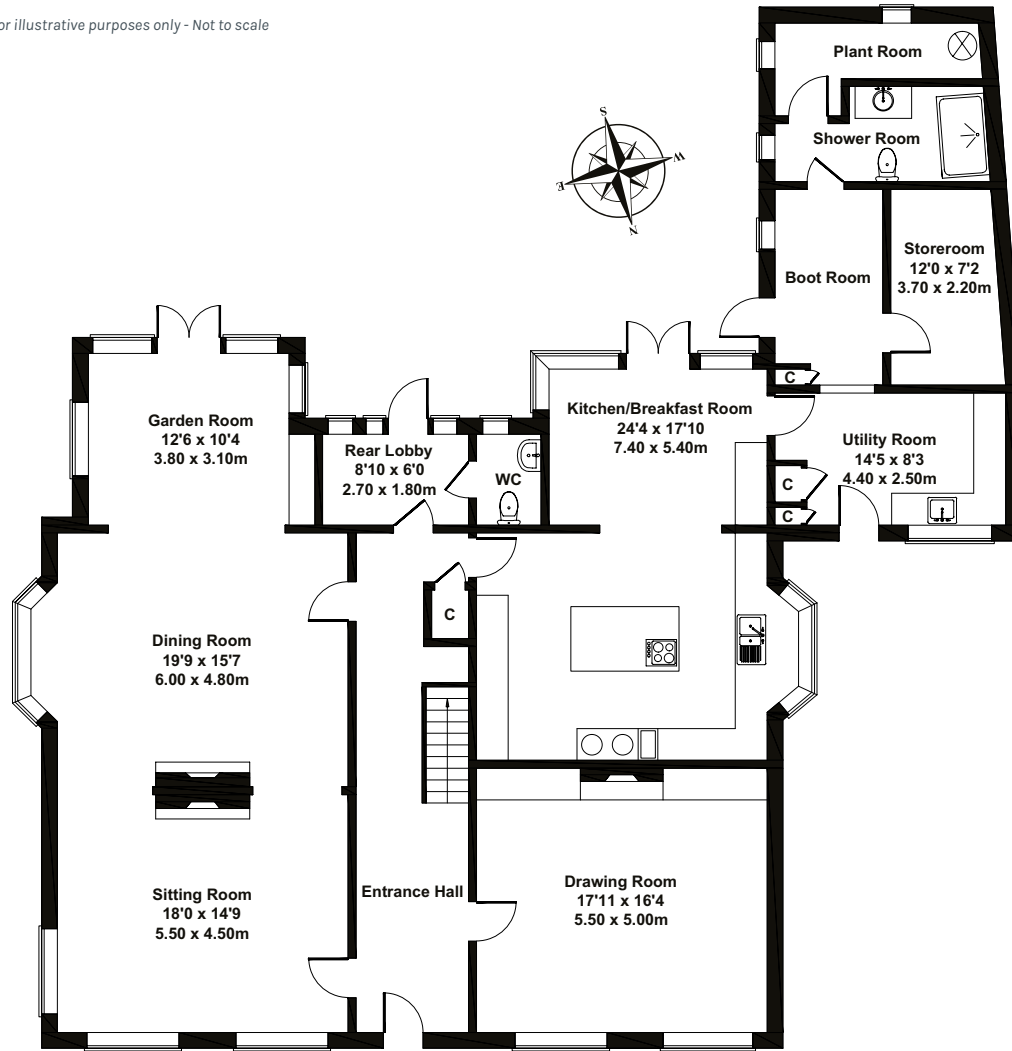


BELMORE HOUSE

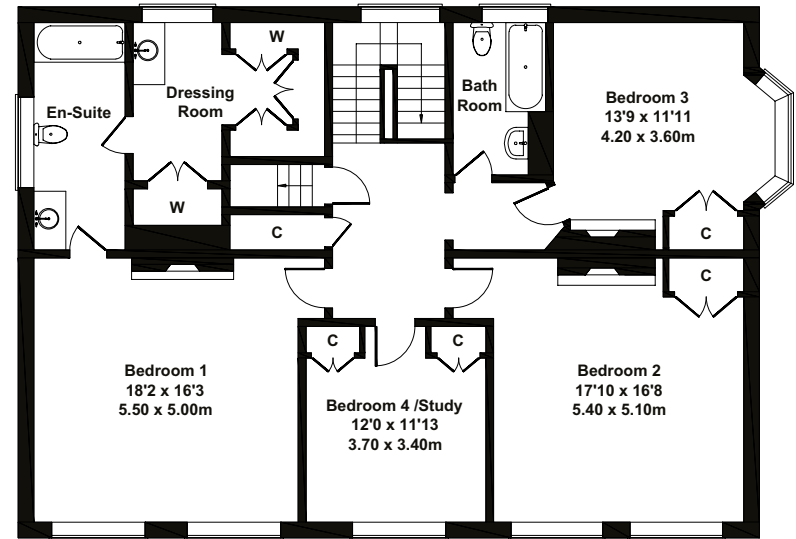
Approximate Gross Internal Area:

4,198 sq ft / 390 sq m

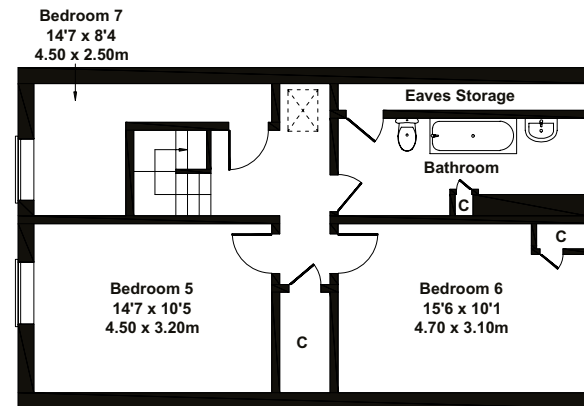
For illustrative purposes only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Outside

To the front is a large gravelled driveway with turning area and dual access from Queens Road, enclosed by mature hedging.

To the rear, a south-facing stone terrace leads to a heated **SWIMMING POOL** with paved surround. Steps rise through landscaped gardens arranged over tiers, with lawns, mature planting and seating areas, providing a high degree of privacy.

A timber **GARAGE/STORE** is situated at the rear, along with a **CAR PORT** accessed via Trinity Church Lane. There is lapsed planning permission for a replacement garage building.

General Remarks

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

TENURE Freehold

POSTCODE PO31 8BQ

EPC Listed Grade II

VIEWINGS Strictly by prior appointment with the sole selling agents.





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