

SPENCE WILLARD



Belltone House, 2 Fellows Road, Cowes, Isle of Wight

An impressive Victorian home arranged over four floors, renovated to offer contemporary living and within walking distance from the vibrant High Street in Cowes

VIEWING

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BELLTONE HOUSE

This attractive period home has been thoughtfully upgraded to create balanced accommodation ideal for modern family life whilst retaining original character. Arranged over four floors, the property offers generous proportions throughout, including a superb open-plan kitchen/dining space with bi-fold doors opening onto the enclosed rear garden. Abundant natural light, bay windows and sea views can be enjoyed from the upper floors.

The accommodation includes up to four bedrooms, a substantial family bathroom, convenient separate utility area plus a generous rear garden with decked and lawn areas.

Situated a short walk away from the popular high street, the property is ideally positioned for easy access to the variety of independent shops, restaurants and bars, as well as sailing facilities including the numerous sailing clubs. The Red Jet Hi Speed passenger ferry service, with its onward connections to London, is also within walking distance.

ACCOMMODATION

GROUND FLOOR

ENTRANCE With partial dividing wall from the Living Room and fitted coat hooks.

LIVING ROOM Generous bay window, open fireplace, solid oak flooring.

BATHROOM Large space with free standing sink unit with electric mirror over, WC, walk in shower, roll top bath.

HALLWAY Staircase leading to:

LOWER GROUND FLOOR

OPEN PLAN KITCHEN/ DINING AREA An impressive room with large

windows providing natural light. Kitchen fitted with an array of wall and base units with work surfaces over. Neff induction hob with extractor over and Hoover double oven, space for dishwasher. Cupboard housing newly installed boiler. Travertine flooring. Opening through to the dining area with ample space for both a dining table and seating area with bi-fold doors onto extensive decked terrace.

UTILITY AREA Plumbing for washing machine, space for dryer, built-in base and wall units providing ample storage space.

FIRST FLOOR

BEDROOM 1 Spacious principal bedroom with bay window, original feature fireplace, sink.

BEDROOM 2 Double bedroom with feature bath overlooking allotments, currently utilised as home office, built-in wardrobe.

SECOND FLOOR

LANDING Providing access to top floor bedrooms, sea views from window.

BEDROOM 3 Double bedroom with feature fireplace, sink.

BEDROOM 4 Double bedroom with feature fireplace, large storage area, loft hatch providing access to attic.

OUTSIDE To the front of the property is an attractive enclosed area accessed via a gate. Side access leads to the generous rear garden, where there is an attractive large, decked terrace with seating area, ideal for entertaining or outdoor dining. Outdoor electric point and outdoor shower. Timber steps lead down to a large lawned area of garden. At the rear of the garden is a useful **GARDEN STORE** (6m x 5m).



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

TENURE Freehold

EPC Rating D

COUNCIL TAX Band C

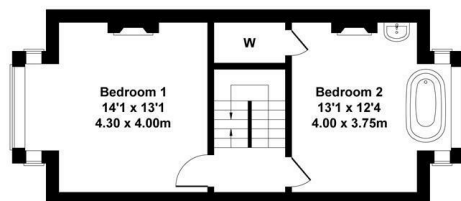
POSTCODE PO31 7JN

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

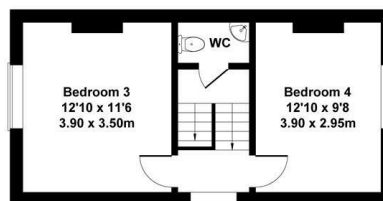


Belltone House

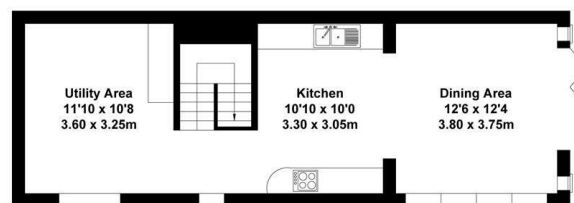
Approximate Gross Internal Area
1679 sq ft - 156 sq m



FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR

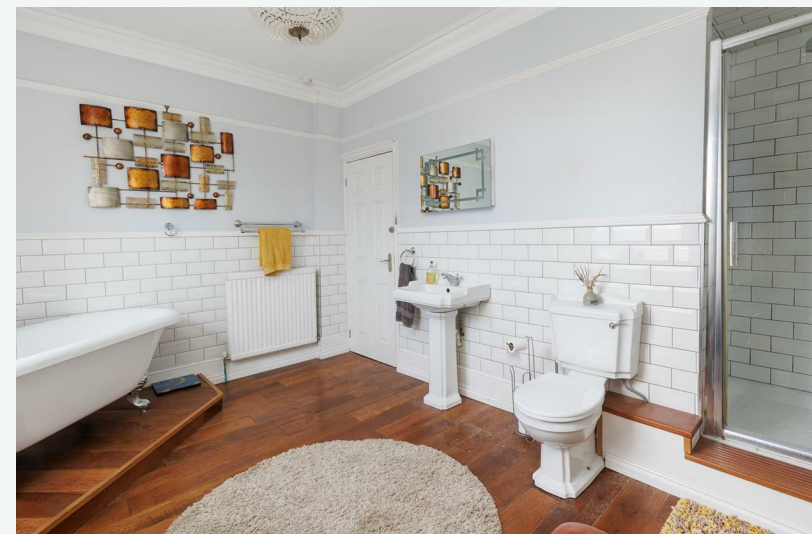


GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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