

SPENCE WILLARD



The White House, 14, Castle Road, Cowes, Isle of Wight

A gem of a period house set within the Old Town with elegantly proportioned rooms, sea views and an attractive south and west facing rear garden in addition to secure parking and double car port

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



This handsome period property provides accommodation over four storeys with Harbour and Solent views from the ground floor upwards. There are beautifully proportioned principal rooms retaining period features, in addition to a balcony from the principal bedroom suite on the top floor with panoramic Solent views. The enchanting walled rear garden includes terraces and well stocked borders adjacent to which is a secure parking area for two large cars and a double car port: a particularly rare attribute within the Old Town. The house is situated within a highly sought-after location on Castle Road with the parking/car port accessed from Church Road.

The property is within easy walking distance of all yacht clubs and The Parade as well as the facilities the popular town has to offer including an array of independent shops, restaurants, bars and high-speed ferry service to Southampton with onward connections to London.

ACCOMMODATION

GROUND FLOOR

A panelled front door with fan light over opens to:

ENTRANCE HALL Staircase leading to First Floor and Lower Ground Floor.

DINING ROOM A nicely proportioned reception room with a bay window providing views over the Harbour Entrance. Open fireplace with marble surround.

KITCHEN/BREAKFAST ROOM Fitted with a good extensive range of built-in cupboards, work surfaces and stainless-steel sink unit. Four ring hob with extractor over, space for fridge, dishwasher, washing machine and integral microwave. Outlook to the garden and a pair of doors opening to:



GARDEN ROOM A vaulted ceiling with a series of roof lights and southwest facing windows overlooking the garden. This versatile, light room has a pair of French doors opening onto the TERRACE and provides a versatile seating or dining area.

SHOWER ROOM Large walk in shower, wash basin and WC.

FIRST FLOOR

LANDING

DRAWING ROOM An elegant room with a bay window providing views over The Solent and Harbour Entrance. A fine marble fireplace houses an electric stove.

CLOAKROOM Wash basin and WC.

STUDY Overlooking the rear garden fitted with a range of book shelving and built in cupboards.

SECOND FLOOR

LANDING Airing cupboard housing water tank and with slatted shelving. Large window above lighting the stairwell.

BEDROOM 1 A spacious bedroom featuring period fireplace with timber surround and built-in cupboard. A pair of glazed doors providing panoramic sea views opening onto the **BALCONY** from which the views extend across the Harbour Entrance to the Hampshire coast.





DRESSING ROOM Fitted with an extensive range of built-in cupboards with hanging space and drawers.

BATHROOM EN-SUITE Bath, separate shower, wash basin, WC. Outlook over the rear garden towards Northwood Park.

LOWER GROUND FLOOR

BEDROOM 2 A double bedroom with a pair of partially glazed doors opening to rear **LOBBY** with cupboard and **STORE**. Lobby leads to courtyard (with stone steps leading to the garden with a series of adjacent stores).

BATHROOM Corner bath and wash basin, adjacent WC. Walk-in cupboard.

BEDROOM 3 A twin/ double bedroom.

OUTSIDE

To the rear of the property is a walled south and west facing garden comprising an extensive stone paved **TERRACE**, accessed from the garden room with a series of shallow stone and brick steps passing a small lawn and series of well stocked borders and a small ornamental pond. At the western end of the garden is a further stone paved **TERRACE** flanked by wisteria and shaded by a magnolia tree. A timber door opens to a secure **PARKING AREA** with a wide roller shutter door. This block paved parking area provides a rare attribute of parking for two large cars, in addition there is an open fronted **CAR PORT/STORE** served by power and lighting. **GARAGE** Available by separate negotiation. From the terrace adjacent to the rear of the house, stone steps lead down to a small courtyard passing a **STORE** housing the gas fired boiler and culminating in the lower courtyard where there is access to a **VAULTED STORE**.

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

TENURE Freehold

COUNCIL TAX Band F

EPC Rating D

POSTCODE PO31 7QY

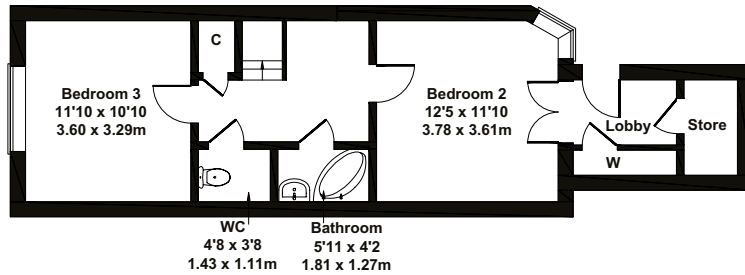
VIEWINGS All viewings will be strictly by prior appointment with the sole selling agents, Spence Willard.



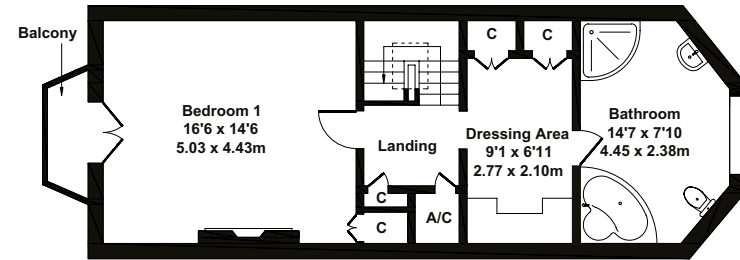


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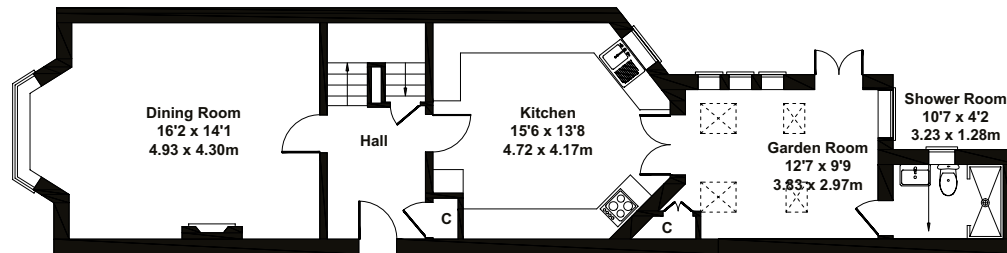
Approximate Gross Internal Area
2379 sq ft - 221 sq m



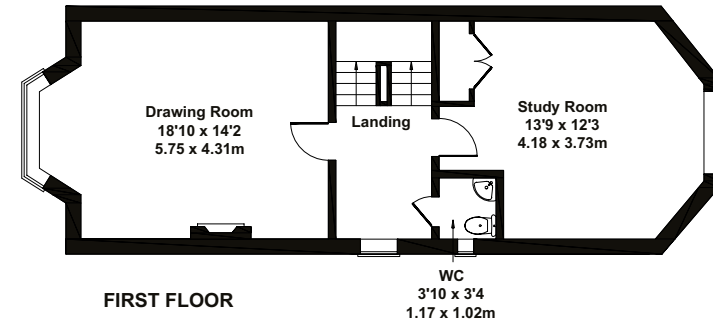
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST 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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