



GROVE HOUSE
29 CASTLE ROAD, COWES, ISLE OF WIGHT



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A DELIGHTFUL PERIOD HOUSE OCCUPYING A PRIME POSITION WITHIN EASY ACCESS OF THE PRINCIPAL YACHT CLUBS ALSO BENEFITTING FROM FINE SOLENT VIEWS.

Believed to have been designed by John Nash and built in around 1827, the house provides elegant and beautifully proportioned rooms with good ceiling heights, retaining a good range of period features. The accommodation extends over 3 storeys and would now benefit from modernisation.

Located within a sought after area of the Old Town, a short walk from The Parade, Yacht Clubs, shops, restaurants and the high-speed passenger ferry service to Southampton.

ACCOMMODATION

GROUND FLOOR

An arched opening to a flagstone paved **ENTRANCE PORCH** with front door leading to a spacious **ENTRANCE HALL** with period staircase off along with a series of south facing sash windows.





DRAWING ROOM A particularly elegant room with a deep window providing views over The Solent and towards The Royal Yacht Squadron. Gas fire set in a period surround.

STUDY/BEDROOM 4 A nicely proportioned room with a large west facing sash window and fireplace (sealed).

CLOAKROOM

LOWER GROUND FLOOR

HALLWAY Door to garden and under-stair cupboard, ideal as a wine cellar.

DINING ROOM A beautifully proportioned room with an open fireplace with marble surround to one end. Wide French doors with glazed side panels open to the garden and there is extensive fitted book shelving.

KITCHEN/BREAKFAST ROOM Base units with work surface and sink unit. Space for electric cooker. Walk-in **LARDER** with shelving.

UTILITY ROOM Butler sink and space for washing machine and dishwasher. Vaillant gas fired boiler (installed in 2014). Access to a small yard with two **EXTERNAL STORES**.

BATHROOM Roll top bath with shower over and wash basin.

FIRST FLOOR

CLOAKROOM

BEDROOM 1 A large double bedroom with panoramic views over The Solent, sealed period fire surround with gas fire. This could potentially provide a further reception room.

BATHROOM Bath and wash basin.

BEDROOM 2 Period fireplace, characterful arched window and built-in cupboards.

BEDROOM 3 A further double bedroom, with fireplace.



OUTSIDE

The garden incorporates a terrace to the rear of the house, borders and small lawned garden enclosed by mature hedging. A path and steps lead down to the adjoining lane, The Grove. There are a series of further borders and a path along the southern elevation.

SERVICES

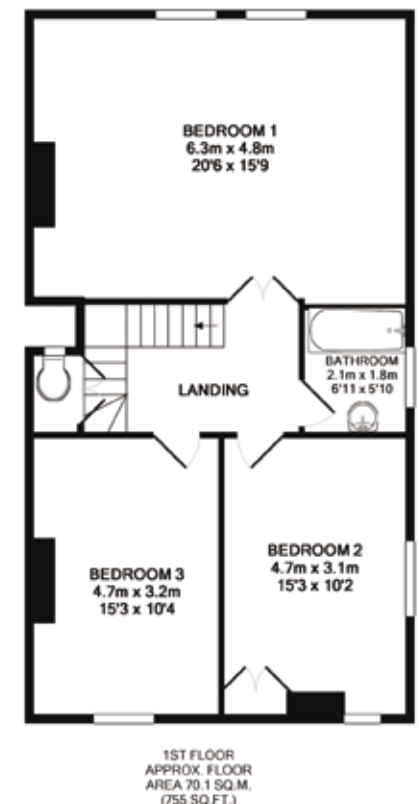
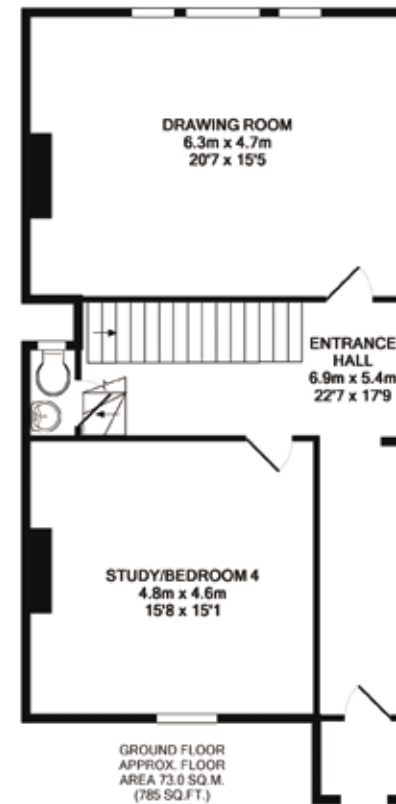
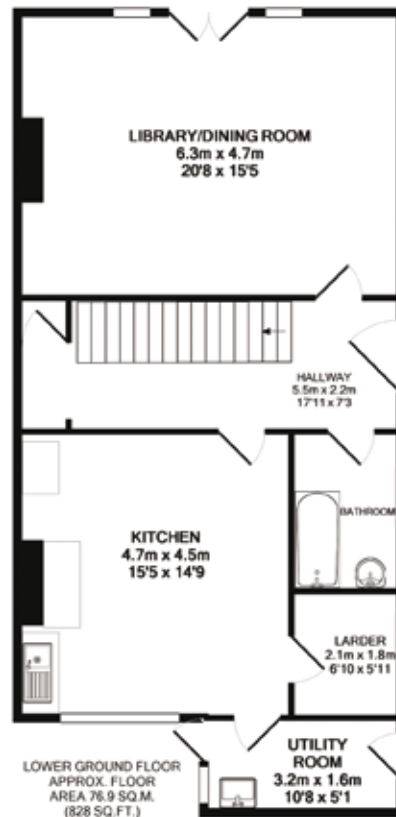
Mains water, electricity, drainage and gas. Gas fired central heating.

POSTCODE

PO31 7QZ

VIEWINGS

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



TOTAL APPROX. FLOOR AREA 220.0 SQ.M. (2368 SQ.FT.)

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