



**BEAULIEU HOUSE, 47 QUEENS ROAD**  
COWES, ISLE OF WIGHT



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**A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL PERIOD VILLA SET IN A PRIME LOCATION JUST BACK FROM THE SEA FRONT WITH GOOD VIEWS OF THE SOLENT, WHERE NAPOLEON III ONCE STAYED.**

The property occupies an elevated position, within a Conservation Area set back from Queens Road, commanding excellent views over the Solent. The large garden includes a lawn to the front of the house with adjacent parking and a terraced rear garden extending up to Cliff Road. This elegant detached villa has accommodation over three storeys and retains an array of period features and some fine open fireplaces. The principal rooms to the front elevation have fine Solent views and the flexible configuration can be adapted to suit the purchaser.

Napoleon III, the French Emperor and Empress Eugenie, the Princess Imperial, stayed at Beaulieu House in September 1872.







The amenities of Cowes including the principal yacht clubs as well as the town's shopping facilities, pubs, restaurants and world renowned sailing facilities are within walking distance. The high speed passenger ferry service provides regular sailing to Southampton.

**ENTRANCE PORCH** A period panelled and partially glazed front door opens to:

**ENTRANCE HALL** An elegant hallway with high ceilings and original staircase off.

**DRAWING ROOM** Dominated by a large bay window providing views over The Solent towards Southampton Water and with a period fireplace with carved wooden surround and a marble inset with display shelving to either side. Ornate cornicing and picture rail.

**DINING ROOM** A beautifully proportioned room with open period fireplace and display shelving to either side and a wide bay window providing sea views.

**SNUG ROOM** A large south facing window and glazed door open to the terrace and overlook the rear garden. Built in cupboards.

**CLOAKROOM** WC and wash basin.

**KITCHEN/BREAKFAST ROOM** Fitted with a good range of oak fronted cupboards with tiled work surfaces, an integral dishwasher, fridge, oven and hob built in to an arched brick recess with extractor fan. A wide archway opens to the breakfast area with space for a large table and with sliding glazed doors to the southern elevation overlooking the garden. Wall mounted Worcester gas fired boiler.





**UTILITY ROOM** Space for washing machine, dryer and freezer. Sink unit and door to garden. Secondary staircase off.

**FIRST FLOOR**

**HALF LANDING** With cloakroom and access to secondary staircase.

**SITTING ROOM** A fine room with a wide bay window providing panoramic sea views. Period fireplace.

**STUDY** Formerly a dressing room, with views to Southampton Water.

**BEDROOM 1** A large double bedroom with a wide bay window overlooking The Solent. Fireplace with marble surround and mantle shelf.

**BEDROOM 3** A further double bedroom with period fireplace, built in cupboard and sink.

**BATHROOM** Bath, WC, wash basin, ornate fireplace and built in cupboard.

**SECOND FLOOR**

**LANDING** With hatch access to roof space.

**BEDROOM 4** A double bedroom with excellent sea views

**BEDROOM 5** Excellent views, a period fireplace.

**BEDROOM 6** A further double bedroom with stunning views.

**BEDROOM 7/PLAY ROOM** Sea glimpses. Built in cupboard and book shelving.

**BATHROOM** Roll top bath, shower, wash basin and WC. Fireplace.



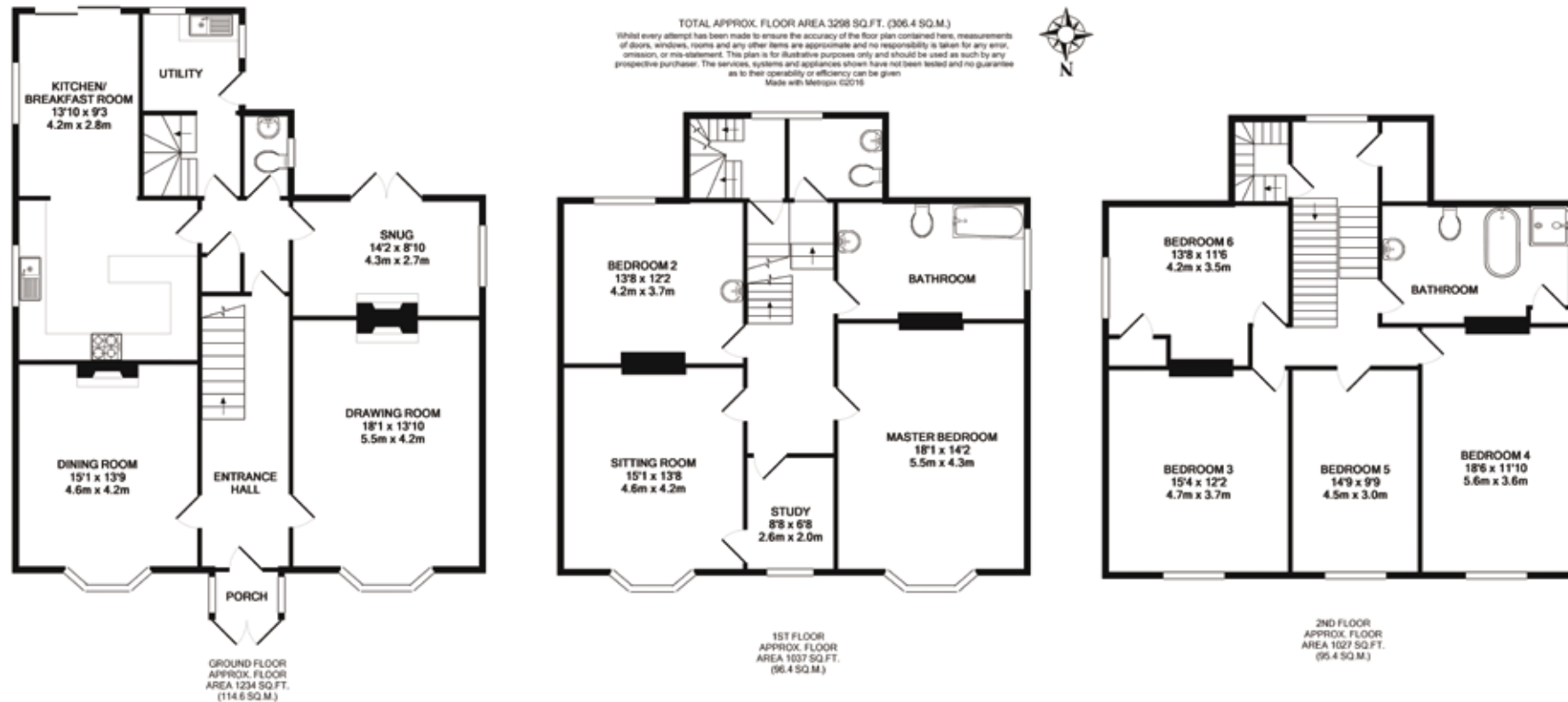
**OUTSIDE** A shared gravel drive leads from Queens Road, with a private spur leading towards Beaulieu House, with parking for a number of cars. The front of the house is level lawn flanked by well-stocked borders from which the sea views can be enjoyed. There is an octagonal summer house and a garden store to one side of the house. To the rear of the house is a further garden extending right up to Cliff Road where there is a pedestrian access.

The rear garden is terraced with areas of paving and lawn and at the top, adjacent to Cliff Road is former vegetable/ fruit garden with old timber store.

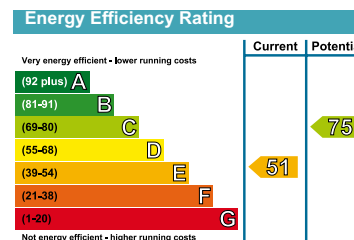
**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating serving the ground floor and the first floor.

**POSTCODE** PO31 8BW

**VIEWINGS:** All viewings will be strictly by prior arrangement with the selling agents:



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