

GLENHOLME

17 Union Road, Cowes,
Isle of Wight



COUNTRY HOMES

by Hose Rhodes Dickson

GLENHOLME

17 Union Road, Cowes, Isle of Wight, PO31 7TW

Newport 5 miles, Ryde 11.5 miles, Fishbourne 9.5 miles, Yarmouth 13 miles (All distances approximate)

A most impressive period house in the sought after 'Old Town' area of Cowes offering extensive 7 bedroom accommodation in this famous yachting mecca and within a short walk of the Yacht Clubs. Glenholme is arranged over 4 floors with a stylish addition to the lower ground floor providing a large sociable kitchen/living/dining space ideal for family dining or entertaining with 3 sets of French doors leading to the south facing garden. This contemporary space blends well with the traditional features offered in this Victorian home. On the ground floor there are two attractive reception rooms with views towards St Marys Church and Northwood Park, a study and cloakroom with large shower. There are 3 double bedrooms and a bathroom on the first floor and 4 bedrooms plus shower room on the second floor, with views over the harbour to the rear. To the rear is a pretty walled garden, ideal for al fresco dining and entertaining which enjoys a southerly aspect. A great benefit for a town property is the single parking space adjacent to the house. Over the years Glenholme has generated considerable sums through short lets for annual sailing regattas, including the world famous Cowes Week Regatta.

Cowes is a vibrant area for shopping, with many boutique stores mixed in with nautical stores, yacht clubs, restaurants and coffee shops. The Red Jet high-speed service to Southampton operates from Fountain Yard just off the High Street, a 3 minute walk from Glenholme. The Parade to the west of the town front, is a great place to take a stroll, and makes for an easy scenic walk along to the neighbouring village of Gurnard.

GROUND FLOOR

Original panelled front door with stained glass leaded light over to:

ENTRANCE HALL A lovely welcoming entrance with original style tiled flooring and stairs rising to first floor. Dado rail. Built-in cupboards with shelving. Door to boiler room with hanging space and hot water tank (Megaflo) and two boilers.

CLOAKROOM/SHOWER ROOM Large shower with drench head shower, low level wc and pedestal basin. Obscured window to rear. Built-in cupboards.

DRAWING ROOM A charming room with open fireplace to a marble surround and tiled hearth. Large bay window overlooking the front towards Northwood Park and St Marys church. Original coved ceilings, high skirting boards and wooden double glazed sash windows.

SITTING ROOM Fireplace with inset gas fire to a slate surround and tiled hearth. Cupboards built in to alcoves. Bay window to front again with views towards St Mary Church and Northwood Park. Original coving, high skirting boards and wooden double glazed sash windows.

STUDY Built in cupboards. Double glazed (UPVC) window to rear overlooking the garden area.

LOWER GROUND FLOOR

KITCHEN/LIVING/DINING AREA A fabulous open-plan area with open tread stainless steel and glass staircase. **DINING/LIVING AREA** with three sets of French doors leading to the south facing gardens. Oak flooring. Two radiators. Open through to **KITCHEN** with a range of wall and base units with work surface over incorporating a circular inset sink with matching drainer and mixer

tap. Tiled splash backs. Smeg electric oven. Smeg range cooker with stainless steel extractor hood over. Space for American style fridge/freezer. Radiator. Recessed spotlights to ceiling. Open through to

UTILITY ROOM Area with matching units and large sink with mixer tap. Space for standard dishwasher plus slim line dishwasher. Tiled floor. Door to **CHILLER ROOM** with cooling unit for use as a wine store/cold room with shelving. **REAR LOBBY** with built-in cupboards and radiator. Door to side with access to both rear garden and parking space at front of property. Door from lobby to **CLOAKROOM/WC**.

LAUNDRY ROOM With plumbing for washing machine and space for dryer. Tiled floor. Built-in cupboards with further floor to ceiling cupboards providing extra storage space.

FIRST FLOOR

Half landing with window overlooking the rear. Radiator. Doors to:

MASTER BEDROOM A good sized double room with original fireplace and marble surround. Double glazed wooden sash window enjoying views towards St Mary's church and Northwood Park. Built-in cupboards. Door to:

EN-SUITE SHOWER ROOM With tiled and glazed cubicle, pedestal basin and low level wc. Tiled floor. Double glazed wooden sash window to front.

BEDROOM 2 Double room with period fireplace. Built-in wardrobe. Sealed unit double glazed wooden sash window to front looking towards St Mary's church and Northwood Park. Radiator. Coved ceiling. Door to: **EN-SUITE SHOWER ROOM** Tiled and glazed shower cubicle, pedestal basin and low level wc. Tiled floor. Radiator. Sash window to front.

BEDROOM 3 Double room with UPVC double glazed window to rear with views of Cowes harbour across to East Cowes and overlooking the garden. Radiator.

BATHROOM Fitted with a white suite comprising double ended bath with mixer tap incorporating shower over, pedestal basin and low level wc. Built in cupboard. Period fireplace. Tiled floor. Range of high level storage cupboards. UPVC double glazed window to rear with sea views over the harbour.

SECOND FLOOR

Access to loft space.

BEDROOM 4 A double room with sloped ceilings. Period fireplace. Built-in cupboards with shelving and hanging space. Radiator. Window to front with views towards St Mary's church and Northwood Park.

BEDROOM 5 A double room with period fireplace with sloped ceilings. Built-in cupboards. Radiator. Enjoying views towards St Mary's church and Northwood Park.

BEDROOM 6 A double room with sloped ceiling and UPVC sealed unit double glazed window with superb views to Cowes harbour and towards East Cowes. Radiator.

BEDROOM 7 Single room with UPVC sealed unit double glazed window enjoying views towards Cowes harbour and East Cowes beyond. Built-in cupboard.

SHOWER ROOM Fitted with a tiled and glazed cubicle, pedestal basin and low level wc. Door to under eaves storage. Tiled floor. Radiator.

HEATING

The property has a two-zoned gas central heating system run through the boilers in the ground floor cupboard.

OUTSIDE

Large south-facing paved terrace accessed from the kitchen/living/dining room via three sets of French doors seamlessly blending the outside with the inside. **WALLED GARDEN** with gravel area and raised flower borders. A timber deck provides a further place for seating etc and a door to garden store. Steps from the terrace area give access up the side of the property to the lobby and parking space at front.

SERVICES All mains connected

COUNCIL TAX Band F

TENURE Freehold

EPC Rating 'E'





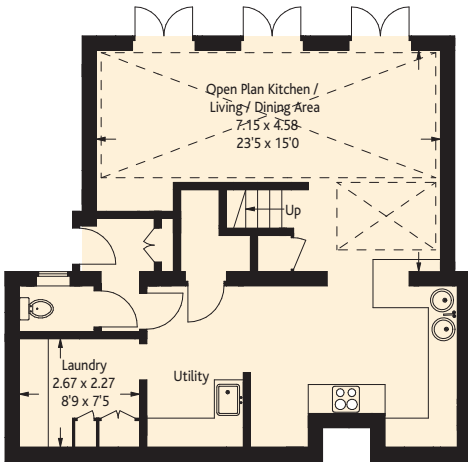
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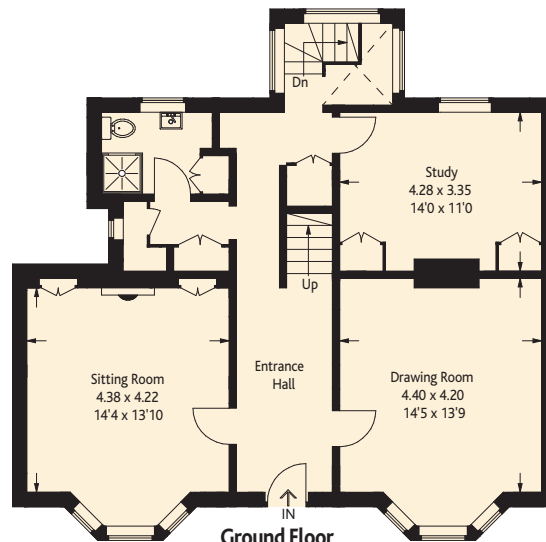
AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared April 2016.

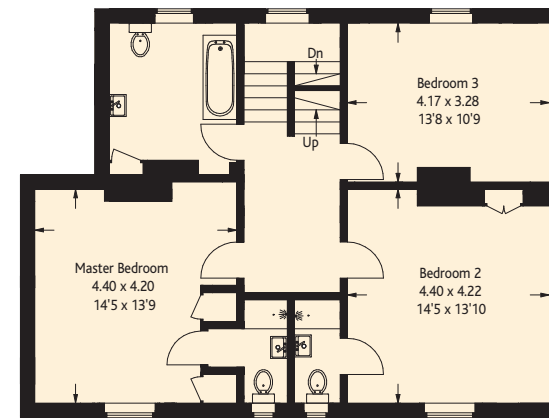


Lower Ground Floor

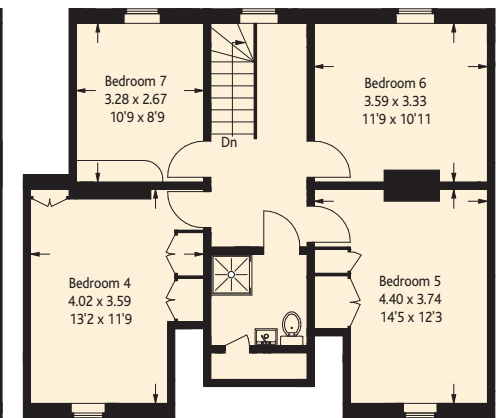
Approximate Gross Internal Area: 297.9 sq m / 3206 sq ft



Ground Floor



First Floor



Second Floor

