

McCarthy
& BOOKER



Busigny House 16 Castle Road, Cowes, Isle of Wight, PO31 7QZ

Guide Price £2,500,000



Immaculate and stunning period property with 9 bedrooms, all ensuite, in Old Town Cowes. Self contained basement flat, 'Penthouse' floor, garden and parking. Substantial and with period features and quality finishing throughout. Check out the DRONE & 360 VIRTUAL TOUR!

Exquisite period home in Old Town Cowes

Busigny House, a substantial historic and stylish property maintaining many of the original period features. It has charm and character throughout with 9 bedrooms, two of which are generous suites, with all bedrooms having ensuite facilities. Designed to cater for many guests or a large family home, it has an ample dining room, kitchen and utility room, sitting room and separate snug. This stunning property has the addition of a beautiful rear garden, parking for at least 3 and up to 5 vehicles and a separate self contained basement flat. Only a 4 minutes walk to the Red Jet, this property is one amazing home or could be used as three separate units: a main house, basement flat and astounding Penthouse flat. Immaculately renovated throughout to an incredibly high standard and guaranteed to impress.

Busigny House

An impressive period townhouse which has been completely renovated, upgraded and enhanced since its initial build in the late 1700s. Throughout the building you will find light spacious rooms with high ceilings and many decorative period features. The elegant staircase with its handmade bespoke oak handrail winds up through the floors to the owners self contained living area. Finished in 2022, this fantastic 'penthouse' floor was added to give independent living from the rest of the house but it seamlessly integrates, as if it has always been there.

Interior

Ground Floor:

Entrance door to flagstone porch with useful space for outside items.

Snug with original fireplace.

Extremely generously sized drawing room with original fireplace and large windows with sunny aspect, can double up as a spacious bedroom with a 'Jack and Jill' shower room

Wide bright hallway with original wooden floorboards that leads to an impressive winding staircase that has a large understairs linen cupboard. A large dining room with a log burner with French doors opening onto the garden, providing a seamless indoor-outdoor flow, perfect for entertaining or relaxing.

The kitchen is modern and well-equipped with dark marble worksurfaces and beautiful patterned tiled flooring. It features high-quality catering 'white goods,' including an integrated microwave, oven, Fisher and Paykel drawer dishwasher and a gas range cooker with a 5-ring hob. The quality of the finish and use of high end products is obvious and includes a Quooker tap.

Adjacent to the kitchen, there's a utility room which includes a laundry area with space and plumbing for a washing machine and tumble dryer. Additionally, it features a large 'American' fridge freezer and pantry storage, offering practicality and ample storage space for supplies.



First Floor:

Two generous double bedrooms with fireplaces, Juliette balconies looking out to the garden and ensuite shower rooms.

Another double bedroom looking out to the fore with ensuite and sea views.

Bedroom suite with a sitting area, fireplace, and ensuite shower room with two French doors leading to a balcony.

Boiler cupboard and storage.

Second Floor:

Two double bedrooms with ensuite shower rooms and Juliette balconies overlooking the garden.

Double bedroom with ensuite and fireplace.

Separate WC on the landing.

Penthouse style apartment

Recently built self-contained floor with a spacious double bedroom.

Open-plan bathroom area with large tiled shower cubicle and separate bath with the comfort of underfloor heating.

Stylish snug. Kitchen equipped with Fisher and Paykel drawer dishwasher, induction hob, microwave, and oven. There is a mirrored wall above the Corian work surface and on the opposite wall is a bespoke port-hole to the staircase. Oak engineered flooring throughout all living areas.

The main sitting room has stunning sea views through the bifold doors that lead to a seamless glass balcony.

Basement Flat

Beneath the house is a self-contained basement flat brimming with character and charm boasting a spacious open-plan layout.

This generously sized sitting area with a feature fireplace, creates a warm and inviting ambiance. The kitchen area is equipped with an oven, hob and low-level fridge. Nestled in a corner of the flat, beyond the separating wall, is the bedroom area complete with built-in wardrobes for storage convenience. A bespoke door leads to a vaulted area, providing further storage space or wine cellar. The flat features a modern shower area with a separate WC adding to the convenience and practicality of the space.

Outside is the paved courtyard, a secluded oasis perfect for al fresco dining or simply soaking up the sunshine. Complete with garden storage and an outside tap, this charming outdoor space enhances the allure of the flat.

Exterior

A thoughtfully landscaped rear garden awaits you in this stunning property. As you step through the French doors from the dining area, or make your way from the off-road parking area, a world of tranquility meets you.

Designed with several dedicated tiered areas, each offering its own oasis of relaxation. Whether you're seeking solitude or hosting gatherings, this garden effortlessly accommodates larger or smaller groups. If you're stepping out from the kitchen for a breath of fresh air or hosting an alfresco dining experience from the dining area, the garden seamlessly integrates into your lifestyle. The fore of the property is as beautifully and immaculately presented as the rear, with mature shrubs and 'cottage style' planting.



Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the seafront.

'The Old Town' is set on, and around, the High Street where you can find two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Further Information

Tenure: Freehold



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.