



Claremont House & Mulberry Cottage Market Hill, Cowes, Isle of Wight, PO31 7TR  
Guide Price £2,500,000



A rare opportunity to acquire a period property with a historic pedigree, with the current custodians maintaining and enhancing inside and out. Located on an elevated position in Old Town Cowes, there are spectacular Solent views on all four levels which are only improved the higher you ascend. The home has an **ADDITIONAL THREE**

**STOREY COTTAGE**, Mulberry Cottage, within its beautifully maintained gardens that include a summer house and garden/boat stores, off road parking and a double garage. This exceptional home is by appointment only.



- Historic and elegant Grade II List Georgian home
- Commanding Solent vistas from four storeys
- Four generous sized bedrooms and three bath/shower rooms
- Beautifully maintained and enhanced throughout by current owners
- Separate three bedroom Mulberry Cottage included, ideal as a rental or for overflow accommodation
- Gardens, summerhouse, off road parking for 3 vehicles and double garage
- Four reception rooms plus a wine cellar and library
- Boasting period charm and grandeur
- Central Old Town Cowes location, close to marinas and yacht clubs
- Viewing strictly by appointment only





### An elegant Georgian property with separate cottage

An exceptional property of rare distinction, this Grade II Listed Georgian town house offers a magnificent five-storey home in one of Cowes' most sought-after locations. Commanding an elevated position in the heart of The Old Town, the house benefits from breath-taking views overlooking the bustling town, the Solent and the distant mainland. The accommodation spans five floors and includes four double bedrooms - each room offering spectacular views facing the Solent.

Three bath/shower rooms are all beautifully appointed with high-end fixtures and finishes. The four reception rooms are perfect for entertaining or relaxing, including a library for quiet moments.

This home is steeped in rich history, retaining its original charm while offering contemporary enhancements alongside separate accommodation, Mulberry Cottage, that also gives the opportunity for holiday rental. Along with a double garage, multiple parking spaces, gardens and a summerhouse, this property offers so much in a desirable area close to the centre of town, marinas, the Royal Yacht Squadron plus four other Cowes based yacht clubs.

### History of Claremont House

Built circa 1740 for Admiral Ratsey, it has many distinguishing features from the impressions left by the original stonemasons and sailors who built the property. With the property being built in a seafaring area, the house was a focal point for many naval gatherings.

One of the first properties to be insured for fire, the sun emblem showing the Sun Fire Office insurance 'fire mark', is still visible outside the house. Local lore says, due to its location not far from the harbour, there were several tunnels (now impassable) built between the house and the waterline which would be a sure sign of smuggling in days gone by. Historically served by three wells, there was also an ice room and large coal cellar.

The house was built adjacent to Claremont Cottage, itself built around 1680, and there were three interconnecting doors between the two properties which gave the Admiral the luxury of housing two separate households but allowing direct access to both! The Ratsey family continued its ownership for many years and, prior to World War 1, the house accommodated Cowes library. During the inter-war years the house changed ownership several times and, as with many outside spaces, the grounds became a market garden during the Second World War. A recorded event was when a bomb hit the granite war memorial cross at the bottom in nearby Market Hill, falling through the conservatory roof of Claremont House. The cross itself is now in Northwood House gardens as a permanent display.

Originally there were stables within the grounds, accessed from Sun Hill, and these were initially converted to a single dwelling for the butler. As his family grew so did the conversion and, after a brief period of it being a dairy, the final outcome became Mulberry Cottage.

### Interior

From the moment you step inside, the house exudes period splendor, with exquisite original details including mahogany bannisters, ornate staircase panelling and beautifully preserved old ship timbers that adorn the ceiling beams on the lower floors. Thoughtfully restored, yet sensitively updated, the property blends the old with the new, creating an elegant atmosphere. Notable improvements include the coal hole transformed into a wine cellar—a perfect nod to the property's storied past. The impressive high ceilings provide a sense of airy grandeur, with every corner echoing the history of the house. The sea-facing rooms become even more impressive as you ascend the building, set over five-storeys, with each floor presenting increasingly magnificent views of the Solent.





#### Ground Floor:

The imposing entrance door, with its magnificent door lock, opens to an impressive staircase with a beautifully carved mahogany banister and panelled walls. This curves up towards the upper floors and has storage cupboards beneath and within this entrance hallway is the original butler's bell. From here, to your right, is the dual aspect cosy drawing room with a fireplace that has exposed brickwork within.

The kitchen is half panelled, and around the large beautiful red Aga is exposed brickwork which is a real focal point in this well-appointed room. In a central position is a thick wood topped island that doubles as a breakfast bar. Cream wall and base units flow around the room with space for an American style fridge/freezer. From here you reach the dining room with its double patio doors so you can enjoy the views and have direct access to the gardens.

A rear utility room has an expanse of fitted cupboards as well as space and plumbing for a washing machine and tumble dryer, an additional sink and space for a further fridge. Off this practical area is a convenient wc and basin as well as having access to the conservatory where the boiler is housed. The courtyard beyond here has an outside tap, log store and hidden below, one of the original wells serving the property.

#### Basement:

Two reception rooms which are currently a library and TV/playroom and the wine cellar, previously used to store coal, with a wrought iron gate.

As you descend the stairs with its original flagstones that continue across this level, there are old ship's timbers within the ceilings adding further character. Both the library and playroom have been sympathetically and beautifully renovated to a high standard, keeping its charm whilst providing very useable contemporary spaces.

The wine cellar is reached through a bespoke iron gate and the original access hole to deposit coal, has now been cleverly given a glass covering which can be lit up and seen from the above level.

#### First Floor:

On this level is a substantial bedroom with an equally impressive ensuite bathroom and access to the decked balcony along with a sitting room. A fully panelled sitting room has a log burner within the chimney breast and is a further space to relax and enjoy the views. The generously sized principal bedroom leads out through double patio doors to a decked terrace which has a wrought iron staircase winding down to the gardens below. The ensuite bathroom is a triumph of design with pale blue wooden doors on a multitude of storage cupboards with white marble surfaces around the large walk-in shower, wc and double vanity basin. On the ceiling are limed ships' timbers and a high level port hole window allowing this airy room to be filled with light. All the bathroom enhancements and improvements have been completed in 2025.

#### Second Floor:

Two generously sized bedrooms, with a family bathroom that leads off to an office/hobby room which is lit by a port hole window.

The two bedrooms have built in wardrobes and both benefit from the extensive sea views at this level in the house. The family bathroom, with its bath and separate shower cubicle and double basins, has an office/hobby room leading off at the rear.

#### Third Floor:

A double bedroom with a further family bathroom.

Accessed by a separate staircase you reach a good-sized double bedroom and across the hallway is a useful bathroom complete with bath, wc, vanity unit and basin.

#### Exterior

A distinctive wooden gate opens into the gardens, approached via a short flight of steps and framed by attractive curved red brick walls, with a lantern above, believed to have originally been gas lit. Beyond lies a wide paved terrace extending across the full width of the house, leading to Mulberry Cottage and abutting the expansive lawn and gardens, from where there are truly wonderful views across the Solent.

The beautifully maintained grounds are laid predominantly to lawn and interspersed with a wide variety of mature plants and trees including a delightful Mulberry tree. A 'stepping stone' pathway leads past the summerhouse and two garden/boat stores and continues around to the rear gate, providing access to off-road parking and the double garage.

Set within this peaceful garden the charming summerhouse has a wooden-panelled interior. With power and lighting already in place, it offers an ideal space for quiet relaxation or, alternatively, could serve as an excellent garden office.









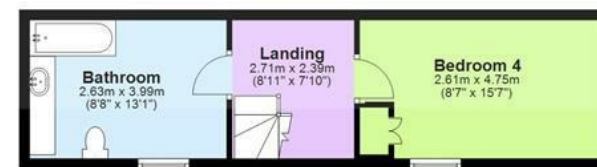
**First Floor**  
Approx. 58.1 sq. metres (624.9 sq. feet)



**Second Floor**  
Approx. 59.7 sq. metres (642.4 sq. feet)



**Third Floor**  
Approx. 29.9 sq. metres (321.9 sq. feet)



**Basement**  
Approx. 40.9 sq. metres (440.1 sq. feet)



**Ground Floor**  
Approx. 84.7 sq. metres (911.8 sq. feet)



Total area: approx. 273.2 sq. metres (2941.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk  
Plan produced using PlanUp

Claremont House, Market Hill, Cowes





### Mulberry Cottage

Originally a former stable and later a dairy, this charming building has been thoughtfully converted and enhanced to create the delightful three-storey, 3 bedroom cottage it is today. Offering excellent overflow accommodation or an attractive holiday-letting opportunity, the cottage benefits from its own discreetly separated garden and private entrance, entirely independent from the main house.

### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year, as well as many marinas and sailing clubs dotted along the seafront. It has quick access to Southampton, via the more modern Red Jet, with its international airport and excellent regular train links to London- approx 1hr 15 to London Waterloo.

'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 you can find the Red Funnel car and passenger ferry to the mainland. Also located in East Cowes is Osborne House, the world famous summer residence of Queen Victoria and Prince Albert with it becoming her retreat after his death.

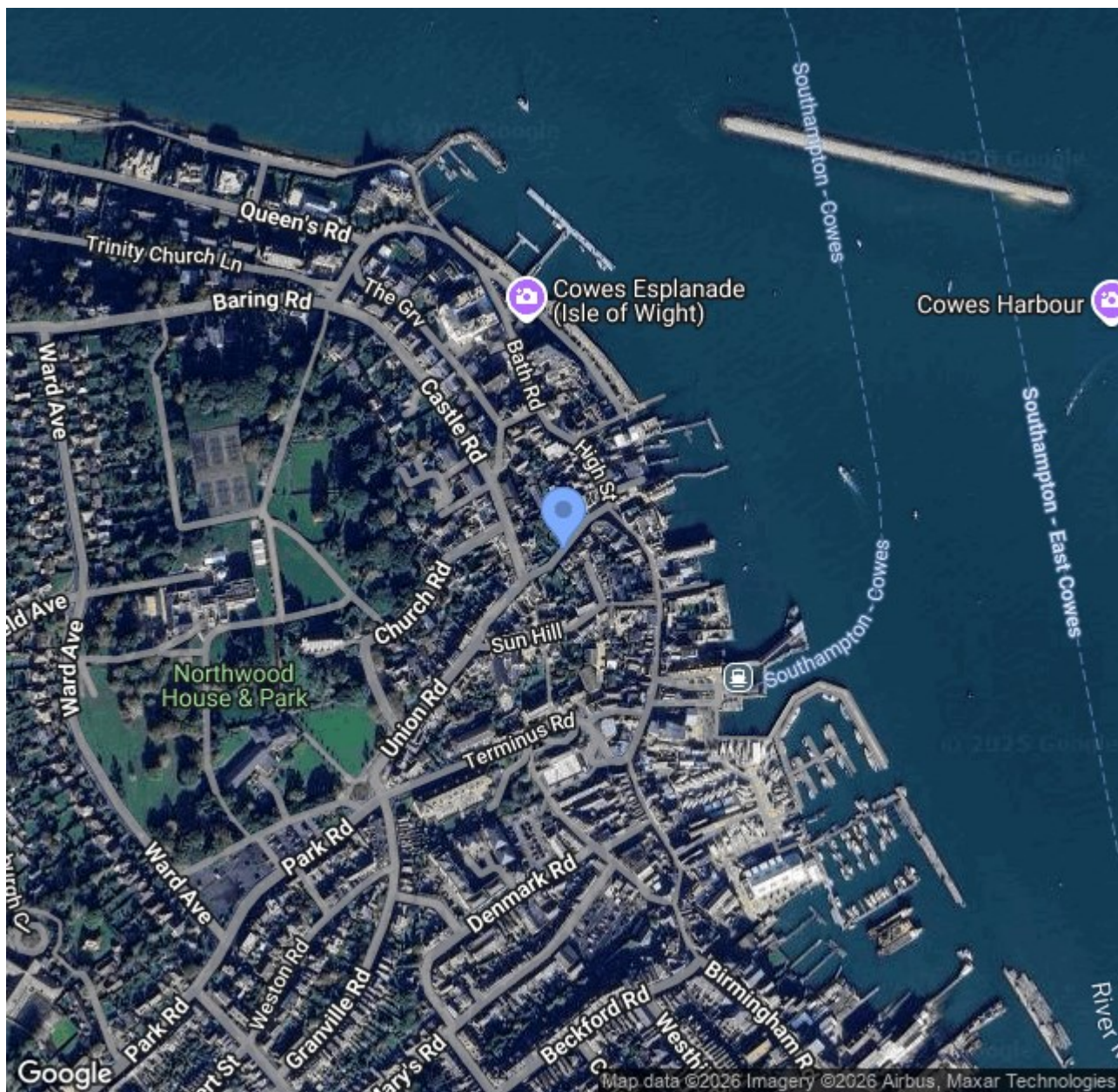
### Further Information

- Tenure: Freehold
- EPC: D
- Council tax band: G
- Sash windows meticulously refurbished and maintained to Grade II listed standards
- Mains gas, electricity, water and sewerage
- Flying freehold
- Gas central heating via Vaillant boiler, with magna cleanse, installed 2016
- Conservation area
- Security alarm
- Smoke alarms linked up within the property
- The alarm system, aga, boiler, fridge and cottage sprinkler system are all annually serviced



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (12-14) <b>A</b>                            |         |           |
| (15-17) <b>B</b>                            |         |           |
| (18-20) <b>C</b>                            |         |           |
| (21-23) <b>D</b>                            |         |           |
| (24-26) <b>E</b>                            |         |           |
| (27-29) <b>F</b>                            |         |           |
| (30-35) <b>G</b>                            |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 61      | 72        |
| EU Directive 2002/91/EC                     |         |           |





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