

SPENCE WILLARD



Vernon House, Union Road, Cowes, Isle of Wight



# *An enchanting Georgian house with surprisingly extensive accommodation, a south facing garden, roof terrace and sea views from the upper floors*

VIEWING:

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Built in 1802 and believed to be the first vicarage built in Cowes serving nearby St Mary's Church, the accommodation extends over four floors and has a wide array of period features including stained glass windows and fireplaces to all of the principal rooms. Grade II Listed, this unique house has been tastefully modernised and is capable of providing up to six double bedrooms and two bathrooms with sea views from the upper floors. In addition to a beautifully light and spacious living room, there are two further reception rooms and a kitchen /breakfast room with an adjacent balcony. An adjacent store formed from what was believed to be the original coach house opens up into a garden room to the rear of the house which overlooks the mature yet low maintenance walled garden.

This exceptional Georgian property has timeless elegance and the added benefit of being chain free. The house can be purchased part furnished, subject to negotiation.

Michael Edward Ratsey lived at Vernon House in the 1870s and 1880s. He built two of the English challengers for the American Cup, "Cambria and Livonia. The property is well-situated within the Conservation Area of the Old Town of Cowes, opposite Northwood Park providing an attractive setting with tennis courts and seasonal events. There is excellent access to the shops, restaurants, marinas and various yacht clubs of Cowes whilst the high speed passenger ferry service to Southampton is only a short walk from the house.



**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALL** Approached via a front door featuring stained glass, the hall has wooden floorboards, staircases leading to the upper and lower floors and an understairs cupboard. Glazed door opening to stone steps down the the garden.

**LIVING ROOM** A dual aspect room with large windows featuring stained glass panels that outlook over the garden. Ornate period fireplace with marble surround.

**CLOAKROOM** Washbasin, WC.

**KITCHEN/ BREAKFAST ROOM** A dual aspect room overlooking the garden with glazed door leading to adjacent **BALCONY**. The kitchen is fitted with a range of units with solid oak worksurfaces, a butler sink, integral dishwasher and space for range cooker with extractor over and for a fridge freezer.

**LOWER GROUND FLOOR**

**HALLWAY** With flagstone flooring, door to garden.

**SNUG** A cosy room fitted with a range of book shelving and stove-like electric fire.

**STUDY** Overlooking the garden with cupboard housing boiler.

**UTILITY** Space for washing machine and stone shelf above allowing drier to be stacked. Butler sink and shelving.





**FIRST FLOOR  
LANDING**

**BEDROOM 1** A spacious bedroom featuring an impressive period fireplace with a marble surround and a wide bay window with sea glimpses and a part-glazed door leading to the south facing **ROOF TERRACE**, also with sea glimpses.

**BATHROOM** Roll top bath, shower, washbasin and WC.

**BEDROOM 2** A double bedroom with an ornate period fireplace and outlook towards the Northwood Park.

**BEDROOM 3/DRESSING ROOM** A double bedroom currently used as a dressing room with period fireplace and sea glimpses.

**SECOND FLOOR**

**BATHROOM 2** Roll top bath with mixer tap and shower attachment, washbasin, WC, heated towel rail.

**BEDROOM 4** A double bedroom with views over the Medina River and Solent.

**BEDROOM 5** Solent views.

**BEDROOM 6** A double bedroom with period fireplace and outlook towards Northwood Park.

**OUTSIDE**

A pair of wooden doors adjacent to the front of the house open to a **STORE**, a great area for bikes etc. From here, steps lead down to a **GARDEN ROOM** with a brick floor, pair of arched windows and two glazed doors that open to the garden. Adjacent WC.

The rear of the house is a paved **TERRACE** beyond which is a mature garden designed for low maintenance with a grass lawn surrounded by borders featuring an array of trees and shrubs including a large fig tree that provides an attractive setting. In addition, there is a **BALCONY** at ground floor level and a superb **ROOF TERRACE** at first floor level.

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

**COUNCIL TAX** Band F

**EPC** The house is Listed Grade II

**POSTCODE** PO31 7TW

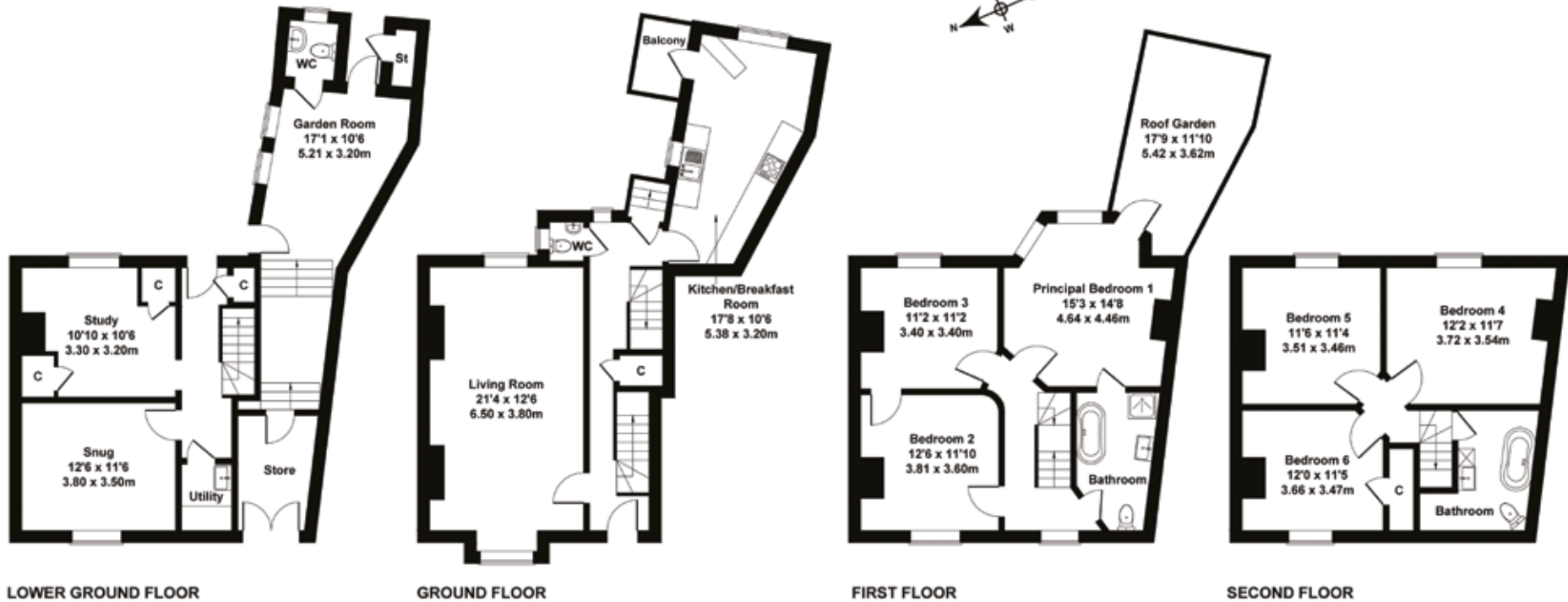
**VIEWINGS** All viewings will be strictly by prior arrangement with the agent Spence Willard.







**Vernon House**  
Approximate Gross Internal Area  
2325 sq ft - 216 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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