



## Felton House

12 High Street | Old Portsmouth | Hampshire | PO1 2LP

FINE & COUNTRY



# STEP INSIDE

Felton House | £850,000 | Long Leasehold

Felton House has an abundance of history, it was named after John Felton who famously assassinated the Duke of Buckingham in the house next door in 1628. Believed to be originally built in circa 1740, this Grade II Listed townhouse has many features dating back to that period including Tudor wooden beams in the basement/cellar, flagstone flooring and lime plaster walls. The property has a blue plaque at the front of the building which commemorates that it was once used as office for the firm of solicitors who held a meeting in the board room on the first floor, which led to the foundation of Portsmouth Football Club in 1898. Over the years the property has been adapted and sympathetically restored, separating the rear to form a three bedroom cottage. The main house provides 3583 sq ft of living space arranged over five floors (including the basement), the current owners have carried out extensive restoration of the property with many period features being retained, however with the mix of contemporary and traditional finishes, providing a stylish house to be envious of. There are brick surround fireplaces, panelled walls, a new roof and lead flashings on gulleys, replacement dormer windows to the top floor as well as cast iron gutters and downpipes. To compliment the character and with 20th century living standards the property has a new gas fired central heating system and en-suites to three bedrooms.

The accommodation comprises: dining room, open plan kitchen/breakfast room and utility room on the ground floor, the drawing room

with a feature square bay window, primary bedroom and en-suite bathroom and cloakroom are found on the first floor. On the second floor is a sitting room which could be used as a bedroom, a shower room and a further bedroom with en-suite bathroom, on the top floor are two further bedrooms, one having an en-suite. The impressive cellar/basement is accessed via a trap hatch in the entrance hallway and would be ideal for a gym or games room/entertainment room. To the rear is a courtyard style garden and from the upper floors there are views over the roof tops towards the iconic Spinnaker Tower and No.1 Building. The property is sold as leasehold with 996 years remaining of a new 999 year lease. Old Portsmouth is known locally as the 'village within a city' and Felton House is settled in the heart of the village, being close to the historic harbour entrance, within a few minutes' walk of the sailing club, Camber Dock, many restaurants and public houses as well as the fortified Napoleonic sea defences and high regarded schools. In recent years the Napoleonic defences have been changed to create the Arches, with small independent shops, galleries and tea rooms. Located in an historic conservation area, this home provides the rare opportunity to purchase a unique, historic home.

**ENTRANCE:** This home has a historic background of local interest. The Blue plaque on the wall states 'On April 5th 1898, a meeting was held in this building to found Portsmouth Football Club'. Steps lead up to main front door with glazed panel over leading to:













**PORCH:** Wood panelling to walls, radiator, internal glazed door to inner hallway, trap door leading to basement:

**INNER HALLWAY:** L shaped, central heating control switch, balustrade staircase rising to first floor, radiator, ceiling spotlights, panelling to walls.

**DINING ROOM:** 18'9" x 14'10" Twin sash windows to front aspect with blinds and shutters with wood panelling under, ceiling spotlights, surround fireplace with tiled hearth and exposed brick inlay, two radiators, two panelled door leading to hallway.

**KITCHEN / BREAKFAST ROOM:** 17'3" x 15'8" Sloping glass panelled roof to dining section with twin double glazed doors with windows to either side leading to rear courtyard garden, wood laminate flooring, comprehensive range of white fronted wall and floor units with grey work surface over, inset single drainer sink unit with mixer tap and waste disposal unit under, integrated Bosch dishwasher and tall integrated fridge/freezer with matching doors, eye-level double oven and grill with storage cupboards over and under, range of pan drawers, ceramic tiled surrounds, eye-level microwave oven, induction AEG hob with extractor hood fan and light over, ceiling spotlights, tall cupboards, door to hallway, radiator, door to:

**UTILITY ROOM:** Wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), window to side aspect, work surface, space and plumbing for washing machine, tiled flooring, inset circular sink unit with mixer tap, shelving.

**FIRST FLOOR:** Landing, skylight window, built-in double doored storage cupboard, balustrade staircase rising to upper floors, ceiling spotlights.

**CLOAKROOM:** Fully ceramic tiled to floor and walls with feature cone wash hand basin with wall mounted mixer tap, concealed cistern w.c., window to front aspect, radiator, ceiling spotlights, panelled door.

**DRAWING ROOM:** 18'7" x 17'1" into bay window, decreasing to 14'3" Feature square bay window to front aspect with views in either direction along the High Street with wood panelling under, ornate ceiling cornicing and coving, panelled door, two radiators, marble surround fireplace with cast iron inlay and tiled hearth.







**BEDROOM 1:** 15'4" x 12'8" Twin sash windows to rear aspect with blinds, radiator, feature surround fireplace with curved brick inlay and hearth, built-in wardrobe to one side with hanging rails, ceiling coving, picture rail, panelled door, wood panelling to dado rail level, door to:

**EN-SUITE BATHROOM:** White suite comprising: panelled bath with mixer tap and shower attachment, close coupled w.c., feature moulded crescent shaped wash hand basin with mixer tap, shaver point, chrome heated towel rail, fully ceramic tiled to floor and walls, ceiling spotlights, extractor fan.

**SECOND FLOOR:** Landing with mezzanine level, window to side aspect, steps leading to primary landing, ceiling spotlights, staircase leading to top floor, doors to primary rooms.

**SITTING ROOM:** 18'4" x 15'2" Twin sash windows to front aspect with blinds and panelling under, painted panelling to walls, ceiling coving, two radiators, surround fireplace with tiled inlay and arched opening, oak panelled door.

**SHOWER ROOM:** Fully ceramic tiled to floor and walls, corner shower cubicle drench style hood, separate shower attachment and curved panelled door, chrome heated towel rail, concealed cistern w.c. with shelf over, feature wash hand basin with mixer tap and mirror over, shaver point, extractor fan, ceiling spotlights.

**BEDROOM 2:** 15'5" x 12'6" Sash window to rear aspect, feature recesses to either side of bed, painted panelling to walls, ceiling coving, two radiators, feature brick curved inlay chimney breast with brick hearth, built-in wardrobe to one side with hanging rail, door to en-suite, via adjoining area with built-in storage cupboards.

**EN-SUITE:** White suite comprising: panelled bath, mixer tap and shower attachment, folding shower screen over, wash hand basin with mixer tap and cupboard under, mirror with automated light over, shaver point, window to front aspect, concealed cistern w.c., radiator, extractor fan, ceiling spotlights.

**TOP FLOOR:** Mezzanine landing with window to side aspect, steps leading up to primary landing, panelling to one wall, door to large loft space with range of shelving.

**BEDROOM 4:** 14'6" x 13'6" measurements taken from 2'5" off floor level with eaves to side ceiling restricting headroom, feature vaulted ceiling with painted beams, ceiling spotlights, window to rear aspect with radiator under, cold and hot water supply for en-suite.







**BEDROOM 3:** 18'4" maximum decreasing to 12'3" x 12'8" maximum, measurements taken from approximately 2'9" off floor level with eaves to front ceiling, twin dormer windows to front aspect with outstanding views over roof tops towards the iconic Spinnaker Tower and No.1 Building, radiator, panelled door, built-in storage cupboard, door to:

**EN-SUITE BATHROOM:** White suite comprising: panelled bath with mixer tap and Mira shower over, shower screen, concealed cistern w.c. with shelf over, fully ceramic tiled to floor and walls, chrome heated towel rail, rectangular wash hand basin with mixer tap, cupboard under and mirror over, skylight window, ceiling spotlights.

**BASEMENT / GYM / ENTERTAINMENT AREA:** Comprising of two rooms with a service hatch from the primary hallway and staircase leading down to:

**ROOM 1:** 21'3" x 18'4" ceiling height 7'9" Painted supporting beams, with exposed Tudor beams to walls with lime plaster walls, high level windows to front aspect with recesses, original flagstone flooring, arched chimney breast with shelving, power points, lighting, square opening leading to:

**ROOM 2:** 21'3" x 18'7" Ceiling height of approximately 7'3" Painted supporting beams with exposed Tudor beams to walls and lime plaster, recessed arched chimney breast with brick supports, Mega-flow hot water cylinder with separate boiler and pumps, ideal for party room, gym or storage.

**OUTSIDE:** Accessible from the kitchen/breakfast room is an enclosed low maintenance flagstone courtyard style garden, lighting and cold water supply.

**TO FIND THE PROPERTY:** Travelling along the High Street in Old Portsmouth in a southerly direction Felton House can be found on the left hand side after Portsmouth Grammar School.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



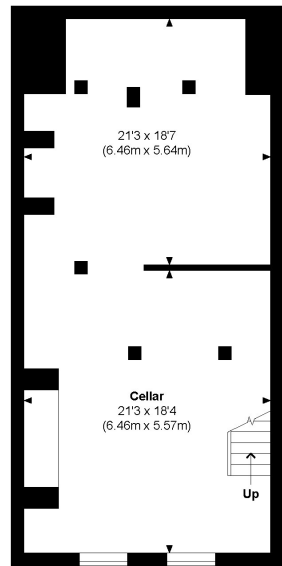
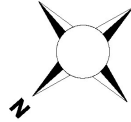


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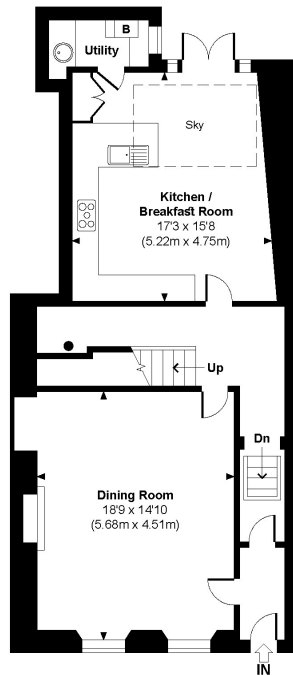
Approximate Gross Internal Area

Total = 3583 Sq Ft / 332.84 Sq M

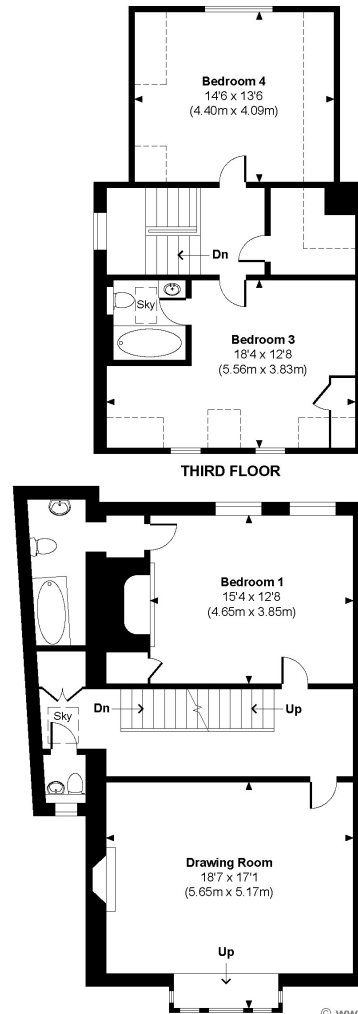
Includes areas with Restricted room height.



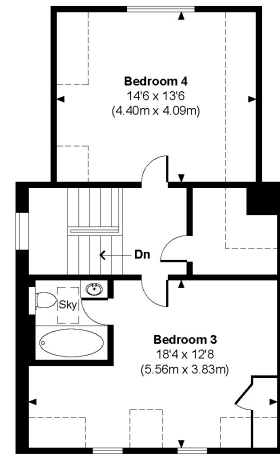
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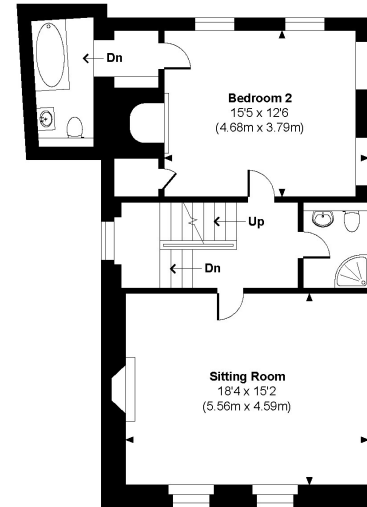
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

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## AGENTS NOTES:

Council Tax Band H -

Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)

Lease commenced 1<sup>st</sup> January 2020

Lease term 999 years, 996 years remaining.

Ground Rent – Nil

Service & Maintenance Charge –  
By Agreement

