



Vernon House
19 Union Road | Cowes | Isle of Wight | PO31 7TW

FINE & COUNTRY

Seller Insight

“ Cowes is world-renowned for its designing, building and sailing of marine craft, and is home to the infamous international sailing festival 'Cowes week', as well as numerous other yachting regattas throughout the year. Whilst there is a heavy focus on sailing, there are plenty of other, less nautical advantages to Cowes, such as its delightful, pedestrianised town with boutique shops and artisan bars and restaurants. A short walk along the promenade takes you to Gurnard that has a lovely, quiet beach, away from the bustling marina. Just a couple of minutes across the Medina River on a chain-link ferry is its sister town East Cowes, which is home to Queen Victoria's former residence, Osborne house, and is subsequently steeped in history. Both ports provide public ferry services to Southampton, with Cowes offering a high-speed passenger catamaran and East Cowes a vehicle ferry service.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

Vernon House

Standing pride of place at the top of the Old Town, in the world-renowned sailing town of Cowes, lies this exquisite, six-bedroom, grade 2 listed Georgian townhouse. Originally built in 1802, this superb character property is arranged over four floors and displays charm and style throughout.

The attention to every detail of this home is evident from the onset, beginning externally with the wrought iron fence, beautiful Victorian porcelain tiles on the front path, stained-glass windows and a door with an ornate canopy that is just stunning. Inside, the traditional features continue, on the ground floor, with a sizeable sitting room complete with exposed wooden floorboards, period fireplaces and dual aspect, stained glass windows. Along the hallway is the fabulous, contemporary kitchen, with both practical and stylish oak worktops, an impressive, dual fuel range cooker, integrated dishwasher and a delightful butlers sink. There's also a breakfast bar sitting between a window and the access door to one of two balconies that this home has to offer, overlooking the garden.

Going down the pretty, wooden staircase to the lower ground floor, which features original flagstone flooring and fireplaces, there are a further two reception rooms – currently a home office and snug – both tastefully decorated to the same, exceptionally high standard. To the rear of this floor is a large, integrated garden room that was originally built as a coach house, as well as access to the pretty, secluded and enclosed garden. Also on this floor is a handy utility room and separate W.C.

On the first floor is the impressive master bedroom, which boasts direct access to the roof terrace garden with far reaching views of Cowes harbour, as well as access to the luxurious Jack and Jill bathroom, complete with traditional rolltop bathtub and separate level access shower. The remaining two bedrooms on this floor are both a good size and benefit from the same impeccable standard of decor and period features.

To the second floor are three further double bedrooms, plus another lavish bathroom with another magnificent, freestanding bathtub. This floor boasts some spectacular views reaching across the town as far as the marina and sea beyond.







Travel Information

0.3 miles from West Cowes to Southampton Red Jet Ferry Terminal
 12.8 miles from Yarmouth to Lymington Ferry Terminal
 9.5 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Cowes Yacht Haven, Cowes	0.5 miles
Fitness at Gurnard, Gurnard	1.6 miles
Gurnard Sailing Club, Gurnard	1.6 miles
1Leisure Medina & Theatre, Newport	5.6 miles

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
East Cowes Medical Centre, East Cowes	01983 284333
Medina Health Centre, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(4 miles) 01983 822099

Education

Primary Schools
 Gurnard Primary School, Gurnard
 Cowes Primary School, Cowes
 Lanes End Primary School, Cowes
 Northwood Primary School, Northwood

Secondary Schools/Colleges
 Cowes Enterprise College, Cowes
 Ryde Academy, Ryde
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde Private School, Ryde
 Priory School of Our Lady of Walsingham, Whippingham 0 1 9 8 3 861222
 Isle of Wight College 01982 526 631

Learning Assisted Schools
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 Clatterford Tuition Centre, Newport
 Thompson House Tuition Centre, Newport

01983 295713
 01983 293261
 01983 293233
 01983 293392

01983 203103
 01983 567 331
 01983 537 070
 01983 861 222
 01983 562 295

01982 526 631

01983 522 917
 01983 524 634
 01983 524 680
 01983 539 967

Entertainment

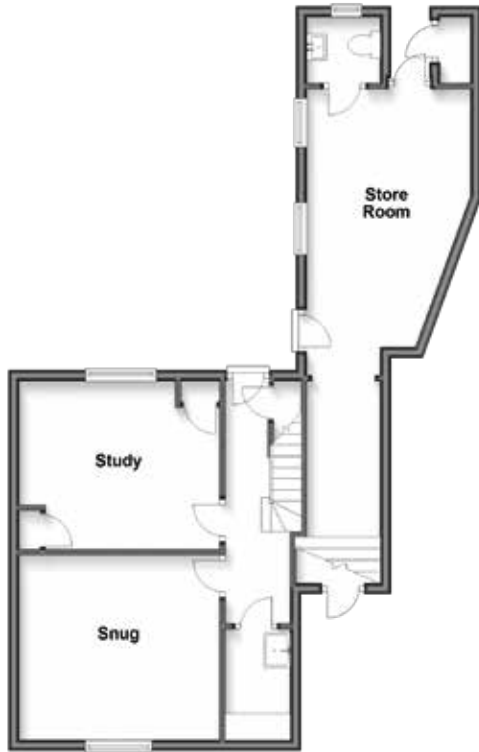
Harbour Kitchen – Cowes
 The Coast Bar & Dining Room - Cowes
 Smoking Lobster – Cowes
 The Globe – Cowes
 Moocow – Cowes
 Murrays Seafood Restaurant – Cowes
 The Red Duster - Cowes

These bars and restaurants are available within walking distance of this home.

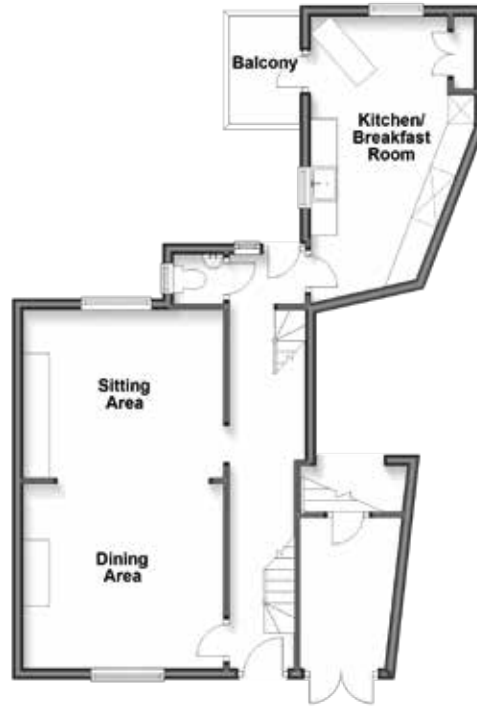
Local Attractions / Landmarks

Osborne House – East Cowes
 Cowes Maritime Museum - Cowes
 Tapnell Farm - Yarmouth
 Fort Victoria Country Park - Norton
 Yarmouth Castle - Yarmouth
 The Needles Landmark Attraction – Alum Bay
 Carisbrooke Castle – Carisbrooke
 Monkey Haven, Primate Rescue Centre - Newport

Lower Ground Floor
Approx. 56.7 sq. metres (631.9 sq. feet)



Ground Floor
Approx. 56.9 sq. metres (644.9 sq. feet)



First Floor
Approx. 50.0 sq. metres (538.7 sq. feet)



Second Floor
Approx. 43.0 sq. metres (516.4 sq. feet)



LOWER GROUND FLOOR

Hallway	
Garden Room	17'1 X 10'3
Cloakroom	
Covered Porch	
Lobby	
Utility Room	
Snug	12'6 x 10'6
Study	15'4 x 10'6
Store Room	

GROUND FLOOR

Entrance Hallway	
Sitting & Dining Area	21'4 x 12'6
Cloakroom	
Kitchen / Breakfast Room	17'8 x 10'6
Balcony	

FIRST FLOOR

Landing	
Bedroom 1	15'3 x 13'11
En-Suite Bathroom	
Balcony / Roof Garden	
Bedroom 2	12'6 x 11'10
Bedroom 3	11'2 x 11'2

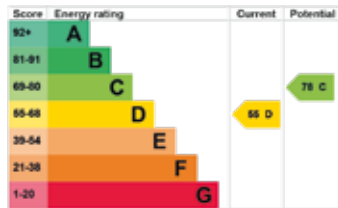
SECOND FLOOR

Landing	
Bedroom 4	12'2 x 11'7
Bedroom 5	12'9 x 11'3
Bedroom 6	10' x 11'5
Bathroom	

OUTSIDE

Enclosed Rear Garden

Council Tax Band: F
Tenure: Freehold



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. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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