

Price

£865,000
Freehold

Mill Hill Road, Cowes, Isle of Wight, PO31

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9 miles from Fishbourne to Portsmouth Ferry
0.6 miles from Cowes to Southampton Ferry
12.9 miles from Yarmouth to Lymington Ferry

Centrally located, this beautiful detached Victorian home is laid out over three floors and has planning permission to modify its interior, as well as permission to convert its detached garage to a separate dwelling.



Substantial double fronted detached
Victorian town house

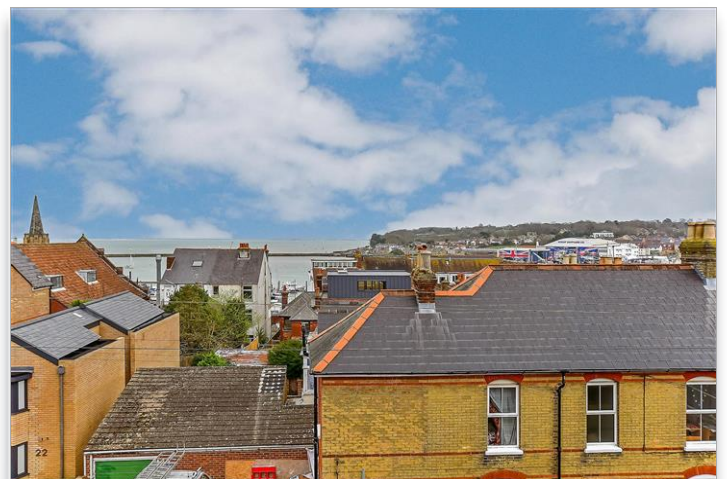
Accommodation laid out over three
floors

Beautifully presented throughout

Detached two storey garage with
planning permission to convert

Convenient central location with easy
access to commuter links

Off road parking and well maintained
gardens





Edinburgh House is a five-bedroom property in the heart of Cowes, a popular sailing town on the south coast of England. The property includes full planning permission for a separate two-bedroom dwelling, as well as modifications to the existing property. Originally built in the early 1900s this fabulous home still retains many original features throughout. The main porch is spacious and provides a practical space to leave outside wear before entering the lovely, central hallway, with attractive wood floors and a stunning staircase with oak balustrades. The gorgeous wood flooring flows through to the impressive kitchen diner which includes a range oven, American style fridge freezer and practical and stylish stone countertops. The dining area benefits from a feature fireplace and ceiling mouldings and an abundance of natural light from the dual aspect bay windows. On the other side of the hallway is the spacious sitting room that is partially divided by a central fireplace creating a library area to the rear and boasts original parquet flooring, dual aspect windows including another delightful bay and French doors that lead into the generous

conservatory. To the rear of the property is a flexible room that would work equally well as an office or den, and is adjacent to a convenient shower room and drying room for all those wet suits and sailing gear. Further rooms on the ground floor include a large playroom which could provide a sixth bedroom and generous utility. To the first floor are four double bedrooms, all tastefully designed, with one benefitting from an ensuite shower room, whilst the remaining rooms enjoy the large, family bathroom with a luxurious, free-standing roll-top bath and separate, level access shower. The second floor boasts a vast area for the main bedroom, ensuite shower room and wonderful views across the Solent from its dormer window. Outside to the front is a good sized, wrap around garden, including a patio off the conservatory at the rear. Planning permission allows for a new spacious driveway for several cars. The two-storey garage with current parking, has permission granted to become a separate two bedroom dwelling which will have its own private entrance and parking. It also permits

What the owner says...

"The current owners describe Edinburgh House as a wonderful social place, which has been designed around sailing, beach life and the extended family and friends. Easily accommodating 14 around the large dining table, there are plenty of bedrooms and receptions rooms to make it a versatile home. We have taken every opportunity to maximise this large central Cowes plot by gaining planning permission for a modern 2 en-suite bedroom property in the grounds, 3 extra off street parking spaces and upgrades to the main house.

Cowes is world renowned for its sailing history, marine engineering and boat building. Home to the famous 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, bars and sought after restaurants.

A short walk along the promenade takes you to Gurnard that has a lovely, quiet beach, away from the bustling marina. Headed in the opposite direction a couple of minutes across the Medina River, on the unique 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 passenger catamaran in 25 minutes and East Cowes a vehicle ferry in 55 minutes."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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