



The Camber
23 Union Road | Cowes | Isle of Wight | PO31 7TW

Seller Insight

“ *Cowes is the historical yachting capital of the world and The Camber is situated in the much sought-after Old Town, directly opposite Northwood Park. This is a bonus as there are new tennis courts, a playground and lots of space for dog walking.*

It is also within a short stroll of the yacht clubs, marina, bars and restaurants and there is a large M&S Foodhall just 100 yards from the garden gate.

The house is currently a successful holiday rental, winning a Traveller's Choice award each year since 2020. Guests love the charm, convenience and layout of the house as there is always somewhere to escape to read a book, even when there are two families staying. Many guests are repeat customers.

Although Cowes is famous for yachting and the Cowes Week, there are numerous other regattas and events throughout the year such as The Literary Festival and Isle of Wight Proms at nearby Northwood House.

*Cowes' pedestrianised High Street has some lovely independent shops, an excellent butcher, several bakeries, and a host of boutiques and galleries. It is also a great place to go out with its cafes, bars, pubs and some world class restaurants such as The Heron and Smoking Lobster.**

* 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

23 Union Road

Located in the old town, in the renowned sailing town of Cowes, lies this exquisite, five-bedroom Georgian townhouse. Arranged over four floors with two half landings, this superb character property has undergone a full renovation and restoration within its ownership, resulting in an exquisite marriage between old world charm and contemporary style throughout.

Every attention to detail has been paid throughout the restoration of this home and it is evident from the onset, beginning externally with the black wrought iron fence, traditional, sliding-sash bay windows and the triangular pediment over the door that altogether provides a stunning first impression. Inside, the traditional features continue with exposed wooden floorboards, several original fireplaces and exposed beams seen in places throughout. Modern upgrades include a new boiler and pressurised water system and a Charnwood Aire highly efficient log burning stove with a crystal clear burn.

The main living areas are spread across two floors, with the lower ground floor being home to the open plan kitchen / dining area, with gorgeous oak countertops and a fabulous dual fuel Rangemaster cooker. The dining area can comfortably seat ten around a table and in the summer months the French doors can be thrown open onto a delightful patio, which catches the morning sun. There's a further living room on this floor that's currently used as a games room that would make a lovely snug or home office. Conveniently, there's a shower room with toilet here too. On the ground floor you'll find the spacious and charming sitting room that enjoys views across the adjacent Northwood Park, framed by wide bay windows and has a log burning stove set into the original fireplace.

On the first floor is the impressive main bedroom, which has its own balcony with seating area – the perfect spot to enjoy your morning coffee, as well as an ensuite shower room tastefully finished to a very high standard. The second floor is split over two levels, across which you'll find two good sized double bedrooms, one with bay windows with a lovely aspect over the parkland, plus an ensuite bathroom; the second boasts far reaching views of the marina and sea beyond it. There's also a family bathroom on this floor and on the top floor are two further double bedrooms enjoying the best sea views of all.

Outside is a good-sized garden, divided into a lovely patio area immediately off of the dining room and then beyond this is a delightful mix of mature trees and plants and a lawn area. Additionally, there's a shed with electricity and an evening patio at the bottom of the garden.

The spectacular property has been operating as a highly successful holiday let business by the current owners however, it would also make a wonderful family home, depending on requirements. 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 regattas throughout the year. Whilst there is a heavy focus on sailing, there are plenty of other advantages to Cowes, such as the pedestrianised town with boutique shops, artisan bars and restaurants.







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	01983 822099 (4 miles)
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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
 Isle of Wight College

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport

01983 295713
 01983 293261
 01983 293233
 01983 293392

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

01983 861222
 01982 526 631

01983 522 917
 01983 524 634

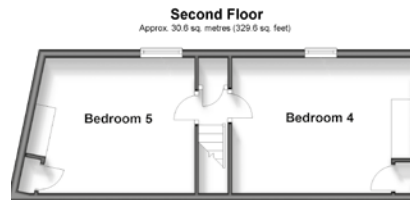
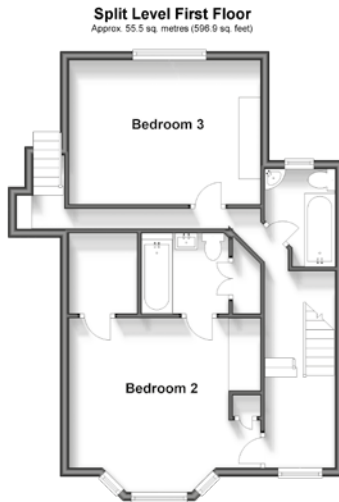
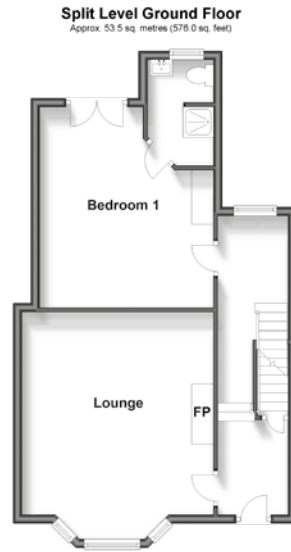
Entertainment

Restaurants / Bars
 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
 Heron – Cowes
 Tonino's Italian Restaurant - Cowes

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

Local Attractions / Landmarks

Osborne House – East Cowes
 Cowes Maritime Museum - Cowes
 Northwood House & Park - Northwood
 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

Shower Room	6'4 x 4'11
Dining Area	20'6 x 9'4
Kitchen Area	14'10 x 7'1
Games Room	15'2 x 13'4

SPLIT LEVEL GROUND FLOOR

Hallway	
Lounge	17'8 x 14'6
Bedroom	1 15'5 x 13'
En-Suite Shower Room	8'5 x 5'

SPLIT LEVEL FIRST FLOOR

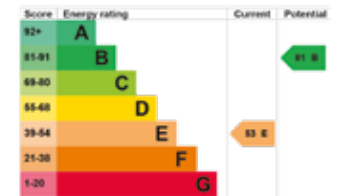
Landing	
Bedroom 2	13'3 into bay x 12'3
En-Suite Shower Room	6'6 x 6'
Bathroom	7'3 x 5'4
Bedroom 3	13'7 x 11'10

SECOND FLOOR

Landing	
Bedroom 4	13'2 x 10'11 into eaves
Bedroom 5	13'7 x 8'9 up to eaves

OUTSIDE

Rear Garden



Council Tax Band: E
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 12.08.2024





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