



**MARVINS**  
ESTATE AGENTS



**27 CASTLE ROAD, COWES, PO31 7QZ**

**PRICE £895,000**

A superb opportunity to acquire a most elegant Town House situated in the heart of Old Town Cowes and therefore within easy distance of the town centre including the high speed passenger ferry to Southampton, making access to and from very easy. Fellows House believed to originate from 1855 and designed by John Nash, enjoys sea views from the principal rooms including Royal Yacht Squadron start line. The accommodation extends to approx 2500 square feet and so lends itself perfectly to accommodating family and guests and is also perfect for holiday letting. Over the years the property has been sympathetically improved and upgraded retaining its historic elegance along with modern living. Other features include the superb decked terrace with views and all-important private parking. Cowes is a thriving, vibrant town with many popular restaurants and sailing clubs. We encourage and appointment to view Fellows House at your earliest convenience.

**COWES OFFICE**

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## 27 CASTLE ROAD, COWES, PO31 7QZ

### Ground Floor

Arched opening to covered entrance porch with panelled front door to:

#### ENTRANCE HALL

Partly tiled and providing an elegant entrance to the house with staircase off. Three radiators.

#### DRAWING ROOM

17'3" x 15'6" (5.26 x 4.74)

A particularly light room with deep sash windows overlooking the Royal Yacht Squadron and the Solent beyond. Cast iron fireplace with slate hearth and mantle shelf over. Two radiators.

#### SITTING ROOM

15'10" x 15'5" (4.85 x 4.70)

A south westerly facing room with an attractive open fireplace with mantle shelf and adjustable book shelving and cupboards to either side. Two radiators.

#### CLOAKROOM

Low level WC. Wash hand basin.

### LOWER GROUND FLOOR

#### HALLWAY

With part glazed door to garden. Glasses cupboard and coat hooks. Understairs cupboard with space for storage. Tiled flooring. Radiator.

#### DINING ROOM

20'6" x 14'9" (6.25 x 4.52)

A well proportioned room with French Doors opening to the terrace and also providing sea views. Open fireplace with tiled surround. Two radiators.

#### KITCHEN/BREAKFAST ROOM

15'1" x 15'9" (4.61 x 4.82)

Well fitted with a range of matching base and wall units with beech worksurfaces. One and a half bowl sink unit, integral dishwasher, Stoves range cooker with electric hob set in recess and with extractor fan and lighting over. Tiled flooring. South facing window. Radiator. Walk in Pantry with extensive shelving.

#### CLOAKROOM

WC and wash hand basin. Radiator.

#### LAUNDRY ROOM

5'1" x 5'9" (1.55 x 1.77)

Space for washing machine/dryer. Built in storage cupboard. Radiator.

#### UTILITY ROOM

5'1" x 6'8" (1.56 x 2.05)

Base unit with stainless steel sink unit and mixer tap. Secondary dishwasher. Twin vaillant gas fired boilers serving hot water and central heating with adjacent twin Santon unvented hot water cylinders providing ample hot water. Part glazed door to small courtyard with outside WC and coal store.

### First Floor

#### LANDING

With roof light and loft access

#### CLOAKROOM

WC and wash hand basin. Radiator.

#### FRONT BEDROOM ONE

10'4" x 14'11" (3.15 x 4.57)

Dual aspect. Built in cupboards. Fireplace with slate and marble surround.

#### EN-SUITE BATHROOM

4'1" x 5'3" (1.25 x 1.62)

Panelled bath with mixer tap and shower attachment together with a separate shower over. WC and wash hand basin. Radiator.

#### FRONT BEDROOM TWO

9'10" x 15'3" (3.00 x 4.67)

Radiator.

#### EN-SUITE SHOWER ROOM

Tiled shower cubicle. WC and wash hand basin. Towel rail/Radiator.

#### REAR BEDROOM THREE

9'10" x 15'7" (3.00 x 4.75)

Sea views over the The Royal Yacht Squadron. Radiator.

#### EN-SUITE SHOWER ROOM

Tiled shower cubicle. Wash hand basin. Heated towel rail/radiator.

#### REAR BEDROOM FOUR

10'4" x 12'3" (3.15 x 3.75)

Radiator. Solent views.

#### EN-SUITE SHOWER ROOM

Tiled shower cubicle. WC and wash hand basin. Towel rail/radiator.

#### OUTSIDE

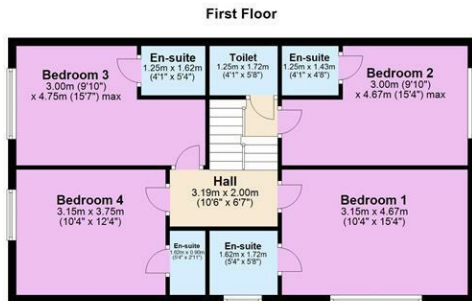
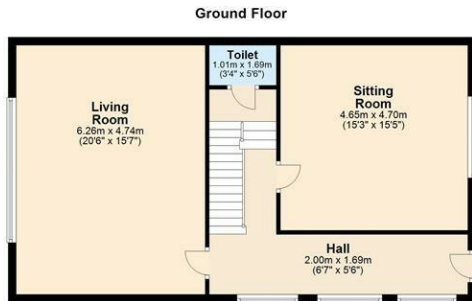
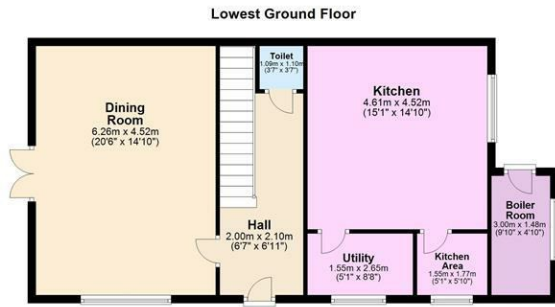
There is a super decked terrace off the rear of the property from which to enjoy the Solent views and enjoy outdoor living. There is a further area to the side of the house which could be used in a variety of different ways. Steps lead down to the service lane to the rear where the double covered parking area is found.











SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	66	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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