



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Fort Norris

Millfield Avenue, East Cowes, Isle of Wight PO32 6AS



A rare opportunity to purchase Fort Norris, a unique, historic home, full of character and enchanting period charm, with four bedrooms, expansive mature gardens and stunning coastal and rural views.

- An iconic residence with crenelated towers and panoramic views
- Full of rich historical character and glorious original features
- Self-contained guest suite, with ensuite and separate entrance
- Summerhouse, sheds, and a large timber garage/workshop building
- Conveniently close to local amenities and mainland travel links
- Grade II listed building, originally dating from the late 1700s
- Hidden away in a private, secluded spot accessed via private lane
- Walled grounds with lawns, terraces and beautiful planting
- Observation platforms, with a flagpole and 360 degree views
- Offered for sale chain-free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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A rare, characterful and secluded retreat steeped in history, Fort Norris is the last remaining cow tower designed by James Wyatt, and was a gate lodge to Norris Castle, built in 1790 and said to have once welcomed the footsteps of a young Princess Victoria. Her affection for the area famously inspired Prince Albert's commission of nearby Osborne House, just minutes away. From the grand round entrance vestibule to the richly panelled sitting room adorned with 17th-century woodwork, every corner of Fort Norris whispers a story of the past. Climb the turret's spiral staircase to an observation platform, formerly used for semaphore communications, and offering sweeping rural and sea views over the Solent. Set within approximately three-quarters of an acre of well-established, enchanting grounds, surrounded by a characterful stone wall, this one-of-a-kind home blends a historical ambience with a fabulous coastal charm. Accommodation comprises an entrance vestibule, hall, large living room, a dining room, which also makes a fantastic study, a large primary bedroom with sunroom and ensuite cloakroom, a kitchen and a bathroom on the ground floor, with a winding staircase to two bedrooms on the first and second floors respectively. Outside, the property benefits from a large garage/workshop, summerhouse, an assortment of sheds and a mix of stone terraces, lawns and mature planting, plus, an independently accessed ensuite bedroom in The Keep, which offers further versatility.

Tucked away on a private lane in a highly desirable area of historic East Cowes, many amenities are located just minutes from the property which include a Waitrose supermarket and a varied range of shops and restaurants. The quiet shingle and sand beach in East Cowes enjoys fantastic views across the Solent and out towards Cowes Marina. The esplanade boasts an adventure playground, paddling pool, cafe and has a wooded area behind, perfect for leisurely walks, and the Red Funnel car ferry service to Southampton is just a short walk away. The convenient location of this property is ideal for exploring all of the delights the Island has to offer and is served by Southern Vectis buses linking the town with Ryde and Newport.

### **Welcome to Fort Norris**

From Millfield Avenue, the driveway is surrounded by trees and leads to an imposing set of stone gate pillars, grand in scale and with large iron gates that provide access into the property. The driveway sweeps around to afford plenty of parking, and a flagstone terrace leads to the characterful front door, with period detailing and finished in a striking red hue, creating a wonderfully welcoming entrance to the fort.

### **Entrance Vestibule**

A striking circular reception area featuring deep red walls, an arch topped window and oak flooring, which combine to create a fantastic first impression. The vestibule connects to the inner hallway, and to a further lobby area which gives access to the stairs and the bathroom.

### **Inner Hallway**

Full of character, the beautifully presented inner hall has stunning oak-panelled walls, and the oak flooring continues. Doors lead to the living room, kitchen, and primary bedroom.

### **Sitting Room**

A beautifully appointed dual-aspect reception space with an incredible historic ambience, the living room features oak panelling and an intricately carved fireplace with overmantle, repurposed from the grand Exbury House in the New Forest. French doors open onto the garden terrace, and there is a window to the side aspect. The oak flooring flows through from the hallway, and a door leads to the dining room/study.

### **Dining Room**

A charming space, currently in use as a magnificent study/homeworking area, but equally suited to a formal dining space, snug or additional bedroom. The room is filled with light, with windows to two aspects and a neutral wall colour.



### **Kitchen**

A traditionally styled kitchen, fitted with bespoke pine wall and base units which make the most of the available space and are complemented with tiled splashbacks, neutral worktops and a tiled floor. Features include a built-in gas hob and oven with extractor, stainless steel one-and-a-quarter bowl sink, space for a fridge-freezer and plumbing for a washing machine. A Georgian style window provides a view over the garden and a door leads on to the terrace.

### **Bedroom One**

The primary bedroom is a generous double room with bespoke fitted wardrobes and an oak door leading to an ensuite cloakroom. The bedroom opens into a delightful garden room extension, flooding the space with natural light and with French doors providing seamless access to the rear garden.

### **Ensuite Cloakroom**

Fully tiled in a coastal theme, the ensuite cloakroom is fitted with a vanity basin with a mirror cabinet over, a WC, and the room also has a window to the rear aspect with patterned glass for privacy.

### **Family Bathroom**

Located on the lower level, this spacious bathroom comprises a suite in a soft heritage tone, including panelled bath with shower over, pedestal wash basin, low-level WC, and bidet. There is also a built-in mirrored cupboard, and a window with patterned glass.

### **The Towers**

Accessed from the entrance vestibule, a characterful spiral staircase winds through the smaller of the two towers, giving access to the bedrooms which are situated on successive floors of the larger tower.

### **Bedroom Three**

A characterful first-floor circular bedroom, with soft neutral décor, twin arched windows providing elevated views and a large bank of built-in wardrobes and storage drawers.

### **Bedroom Two**

Another circular bedroom, set on the second floor, with four arched windows offering exceptional natural light, unique architectural appeal and attractive views. This beautiful bedroom is finished with fresh white board and batten walls which further enhances the light.

### **Observation Platform**

At the top of the towers, a door opens to a crenelated platform with flagpole, providing a magnificent outside space with panoramic views of the Solent and surrounding landscape.

### **Upper Tower**

From the top of the stairs, a door gives access to the top section of the small tower, with a ladder leading to a hatch which opens to the highest point of the turret. Crenelated walls enclose the space, and the unique perspective comprises incredible 360 degree views of the sea, of East and West Cowes and of the surrounding rural landscape.

### **The Keep**

Accessed via a private external entrance, this self-contained suite offers excellent guest or ancillary accommodation.

### **The Keep - Bedroom**

A generously proportioned double room with triple windows giving lovely garden views. There is a cupboard which is home to the wall-mounted gas-fired boiler.

### **The Keep - Bathroom**

The good-size ensuite bathroom is fully tiled and comprises a white suite with panelled bath, fitted mirrors, wash basin, and WC.



### **Outside - Front**

To the front, a gravelled driveway provides plenty of private parking and access to the detached double garage. Surrounded with a combination of stone walls and mature planting, the front garden also features well-established trees.

### **Garage/Workshop**

The garage is generously proportioned, with twin double-doors to the front, fitted workbenches, and useful storage space in the roof space. The garage has a concrete floor and also benefits from power and lighting.

### **Outside - Rear**

The walled grounds to the rear provide a delightful haven, richly planted with mature perennials and specimen shrubs, including magnolia, flax, hazelnut, palms, azaleas, and bay and has the added benefit of kiwi fruit growing in the shelter of the walls. Lawns combine with stone pathways and terraces to create a variety of outside seating and dining areas, perfect for alfresco living. A timber summerhouse adds versatility for storage or garden leisure use, and an assortment of sheds provide further useful storage options. The property also features a historic water well in the grounds.

Fort Norris provides a rare, wonderful opportunity to own a unique home, set in its own fantastic grounds, tucked away in a private spot and yet conveniently close to the local amenities of East Cowes. An early viewing with the sole agent Susan Payne Property is highly recommended.

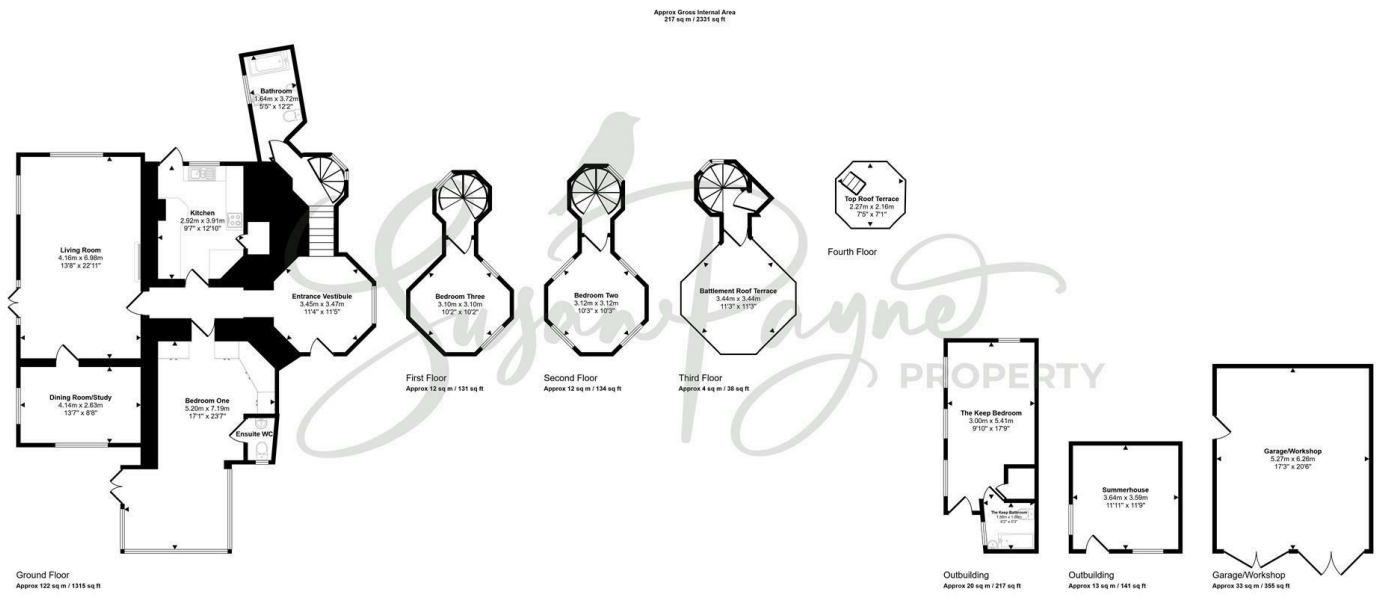
### **Additional Details**

Tenure: Freehold

Council Tax Band: F (Approx. £3,602)

Services: Mains water, gas, electricity and private drainage (septic tank)

Private Road: The lane that leads from Millfield Avenur to the gates of the fort is owned and maintained by Norris Castle



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of the items such as bathroom fixtures are representative only and may not look like the real items. Made with Make Shippy 360.



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