



MOONS HILL HOUSE

MOONS HILL • ISLE OF WIGHT







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An elegant country house refurbished to award-winning standard

Entrance hall • Morning room • Drawing room • Dining room
Study • Kitchen/breakfast room • Wine cellar • Utility room

Master bedroom suite with "His" and "Hers" bathrooms
and dressing room

5 further bedrooms, 3 with en suites

Stables • Tennis court • Delightful gardens
Outstanding views

In all about 8½ acres (3.4 hectares)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Moons Hill House is an elegant Victorian country home refurbished to an exceptional, award-winning level set in 8½ acres of tranquil gardens and pasture. The elevated position offers outstanding views. The extensive gardens, landscaped by internationally-renowned garden designer John Brookes, provide beautiful surroundings and privacy. The house is approached along a newly laid drive with turning and parking space by the main house and double garage.



The entrance hall creates a marvellous welcome with its double height ceiling, elegant curved staircase and roof lantern.

The morning room has views east over the lily pond towards Farringford - the home of Alfred Lord Tennyson, poet Laureate to Queen Victoria - and south over the lawns, mature rose beds and shrub borders. Across the hall the south windows in the drawing room have garden views towards the all-weather tennis court while the westerly bay window attracts the afternoon sunshine.

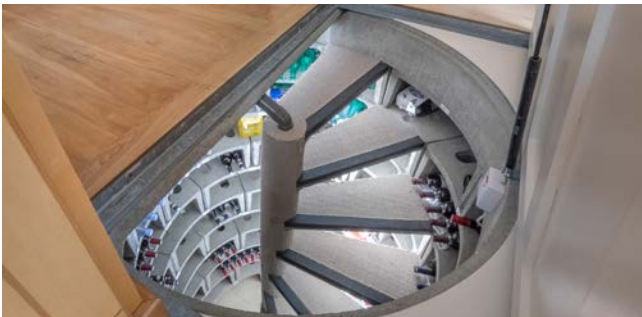




The kitchen/breakfast room opens onto the large terrace providing a contemporary indoor-outdoor entertaining space with sunny garden views to the west. Off the kitchen are a dining room and a well-appointed Neville Johnson fitted study. Beneath the study is the wine cellar - a "Spiral Cellar" with capacity for over 1,000 bottles.



There is underfloor heating throughout the downstairs and in the master suite bathrooms. Period style radiators heat the upstairs. The lighting is designed by John Cullen of London. A "Lutron Homeworks" computerised home automation system controls the lighting, curtains, blinds, central TV/music system and ceiling speakers. There is computer network CAT6 cabling and WiFi.



Upstairs the outstanding master suite contains the bedroom, dressing room with fitted wardrobes and separate "His" and "Hers" bathrooms. Both bathrooms are luxuriously appointed with marble-lined showers, separate baths, bidets and mirrored wash basin areas offering comfort, privacy and convenience for the owners.

Two further bedroom suites, each with stylish modern bathrooms, provide equal comfort and privacy for family or guests.



Guest Bedroom



Master Bedroom



Part of the house was originally the 19th century coach house that now has three of the bedrooms and two bathrooms. With its own kitchen/ breakfast room, conservatory and patio it can be used as part of the main accommodation or as a self-contained annexe.

The newly-built capacious double garage has two automatic doors. It provides secure and clean storage for cars and has been built with a Welsh slate tiled roof and red ridge tiles to blend exactly with the original buildings. The double-hipped roof is topped with a cupola clock tower.

Beyond the garage is a block of four stables. The present owners use them for garden workshop facilities and storage but the stable doors have been retained so that horses could once more be accommodated if required. There is a gardeners' kitchenette and a toilet.

A large barn is currently used to house garden equipment and offers potential storage for items such as a boat/trailer. Another garden shed houses the irrigation tank, pump and programmer. These supply the automatic sprinkler system that waters the vegetable garden, lawns and terrace.









The back garden faces just south of west and attracts the sunshine from midday until sunset. The south aspect has mature wisteria on the wall and a lawn surrounded by roses, shrubs and flowers.



The all-weather tennis court is attractively surrounded by mature planting and shrubs along the south edge of the main garden. Behind the court is a wild flower garden - at its best in the months of May, June and July. To the north and west of the main terrace is a vegetable and cut-flower garden, superbly created with "Breedon" gravel paths between raised beds that are planted with a variety of vegetables and flowers.



Vegetable and cut flower garden



Yarmouth Harbour



Royal Solent Yacht Club



Needles Lighthouse



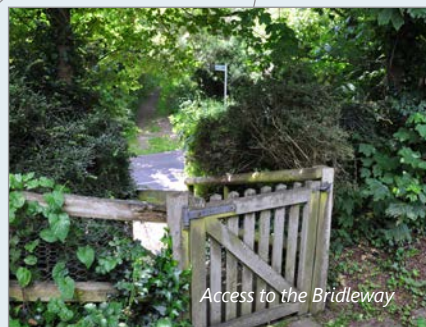
The Needles Headland



Tennyson Monument



Public Bridleway F45
◆ Tennyson Monument 1/2
◆ Freshwater Bay 1 (The Freshwater Way)



Access to the Bridleway

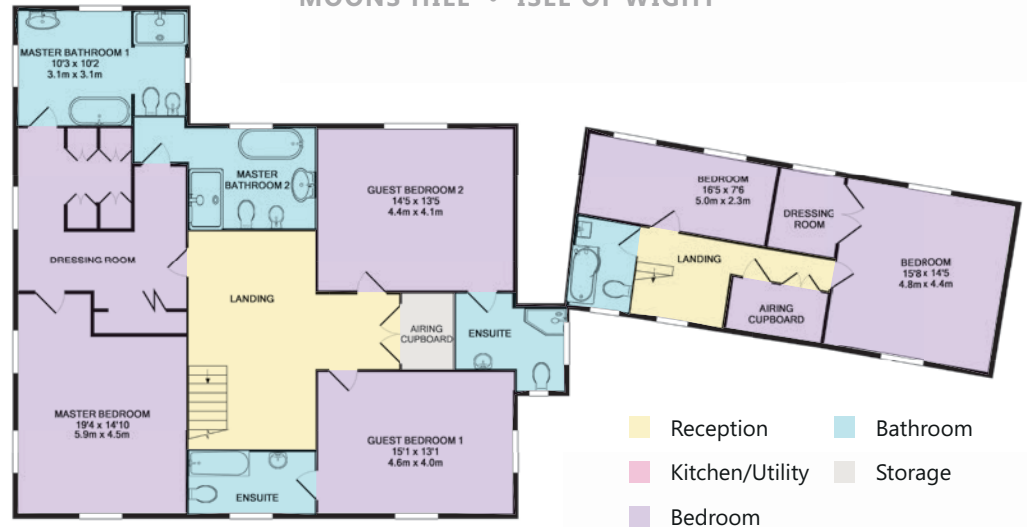


Freshwater Bay

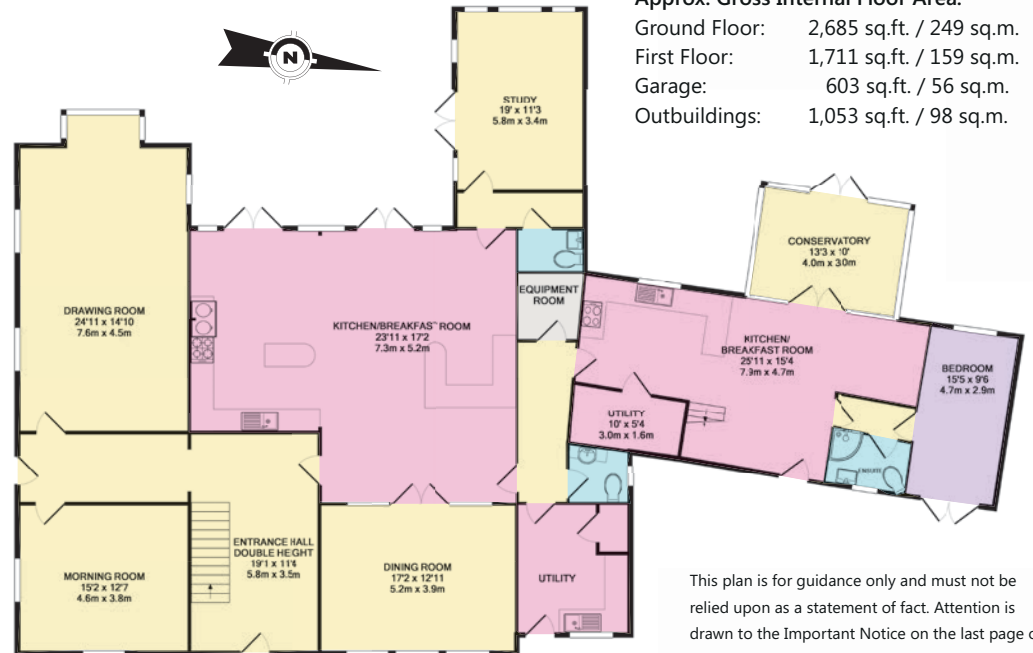


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First Floor



Ground Floor

Approx. Gross Internal Floor Area:

Ground Floor:	2,685 sq.ft. / 249 sq.m.
First Floor:	1,711 sq.ft. / 159 sq.m.
Garage:	603 sq.ft. / 56 sq.m.
Outbuildings:	1,053 sq.ft. / 98 sq.m.

Moons Hill House is 3½ miles - a 10 minute drive - from Yarmouth. In Yarmouth is the ferry terminal, the Royal Solent Yacht Club and the picturesque harbour catering for leisure yachts and motor boats.

The West Bay Country Club is on the approach to Yarmouth and the nearest golf club is 2 miles away at Freshwater Bay.

A garden side-gate gives immediate access to attractive footpaths on Tennyson Down, a well-known and popular Area of Outstanding Natural Beauty. The Tennyson Monument is just under a mile's walk away and provides glorious 360° views of the English Channel, the Needles Headland and the Solent.

Moons Hill House is in an idyllic location.

The nearby town is Freshwater with a small Sainsbury's, a supermarket, local butcher, fishmonger, sports centre and medical centre.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.



Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, rugs, carpets (but not fitted carpets), white goods, light fittings, garden equipment, appliances and ornaments etc., are specifically excluded but some may be made available by separate negotiation.

Services: Mains gas fired central heating and cooking, mains drainage, water and electricity.

Local Authority: Isle of Wight Council. Tel: 01983 821000.

Directions (PO39 OHS): Take the Wightlink ferry from Lymington arriving at Yarmouth (40 minutes crossing). Drive off the ferry, in 50yds turn right at roundabout and follow signs to Freshwater. It is 3½ miles and takes about 10 minutes to Moons Hill House. The local agents will meet you and escort you to the house.

Viewings: By prior appointment only with the joint agents.



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Particulars dated: April 2015. Photographs dated: April 2015.

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