

# THE MOUNT

The Mall, Brading, Isle of Wight



COUNTRY HOMES  
— by Hose Rhodes Dickson —

# THE MOUNT

## The Mall, Brading, Isle of Wight, P036 OBS

Newport 8 miles, Ryde 4.8 miles, Fishbourne 7.1 miles Shanklin 3.4 miles all approximate distances)

A hillside Victorian Villa which enjoys stunning panoramic views from its elevated position and substantial accommodation which has been meticulously refurbished by the current owners.

Offering up to 6 bedrooms and 4 receptions The Mount is arranged across 4 floors and most principle rooms enjoy superb far reaching view from its position on The Mall in Brading. The stunning views are best appreciated from the south facing balcony and stretch from the distant views of The Duver at St Helens across the bay at Sandown and to the rolling downs at Luccombe in the distance. The property also boasts a large double garage, heated outdoor pool and adjacent pool house.

The town of Brading is well appointed and enjoys a school, shops, public houses, train station. There are many lovely local walks across the downs or the protected RSPB marsh lands. The seaside town of Sandown with its sandy beaches is a short drive away as is the town of Ryde with its numerous amenities, schools and high speed links to the mainland.

### GROUND FLOOR

Wooden front door opens into an

**ENTRANCE PORCH** With half glazed doors opening into:

**HALLWAY** A spacious hallway with under stairs cupboard. Doors off to:

**DINING ROOM** A large room with glazed doors opening onto the side garden. Open to the Sitting Room with folding doors between the rooms, allowing flexible use as one large room or two smaller. Gas fire to a decorative surround.

**SITTING ROOM** A large window overlooking the garden and enjoying the stunning views to the sea.

**LIVING ROOM** A large bay window enjoying the same stunning views, window to side. Fireplace to a marble surround and door through to kitchen.

**KITCHEN** Window to side enjoying super views of Culver. White wall and base units with granite work surface over, inset 1 ½ bowl sink with mixer tap. Integral waist height oven, microwave and warmer plate. Space and plumbing for a dishwasher. Walk-in larder cupboard currently housing and with plumbing for an American style fridge/freezer. Tiled floor.

Door from hallway to:

**CLOAKROOM** Obscured glazed window. Fully tiled. WC, basin, bidet and heated towel rail.

Glazed door from kitchen leads down to:

### LOWER GROUND FLOOR

Stairs lead down to a lower hallway. At the top of the stairs is a cupboard housing the Vaillant gas boiler and hot water cylinder. Doors to:

**UTILITY** Glazed door out to a drying area. Space and plumbing for washing machine, space for tumble drier. Sink. Wall units. Door to: WC Window to the rear.

**GARAGE** Window to side. Double garage with power and light.

**OFFICE** A large room with ample fitted storage. Period range stove. Wall mounted system for operating the entrance gates.

From the ground floor hallway, wooden balustrade stairs lead from the ground floor to the:

### FIRST FLOOR

On the half landing there is a:

**BATHROOM** Window to both sides. WC, basin, bath with shower over. Tiled floor and walls.

**LANDING** Glazed panel through to the upstairs drawing room allowing the light to flood in and giving vision to the views. Doors off to:

**MASTER BEDROOM SUITE** A spacious bedroom with glazed doors opening to a decked balcony which has plenty of room to sit out and enjoy those stunning views. Three fitted double wardrobes. Open to Ensuite Bathroom Window to side. Suite comprising Jacuzzi bath, walk in double shower, twin basins, WC and bidet. Heated towel rail. Tiled floor and tiled walls.

**UPSTAIRS DRAWING ROOM** Glazed doors on the Decked Balcony, large window seat into bay and window to side. A lovely light room ideally positioned to enjoy the wonderful views from every window. Gas fire to an ornate surround.

**BEDROOM TWO** A double room with window to enjoying views across to Culver across Brading marshes. Fitted wardrobe. Door to Ensuite Shower Room Obscured glazed window, shower, vanity unit with basin and mirror over. WC. Heated towel rail. Tiled floor.

Stairs lead up from the hallway to the:

### SECOND FLOOR

On the half landing there is:

**SHOWER ROOM** Window to both sides. Shower, basin, WC. Heated towel rail. Tiled floor and walls.

Stairs then lead onto the second floor landing with doors off to:

**BEDROOM THREE** Window to front. A double room. Feature fireplace. Folding door to adjoining room, bedroom six.

**BEDROOM FOUR** Window to front. A double room.

**BEDROOM FIVE** Window to rear.

**BEDROOM SIX** Window to rear.

### OUTSIDE

Electric gates open onto a brick pavia driveway which provides ample parking and access to the **DOUBLE GARAGE** which has power and light. A slope leads to a large gas heated **SWIMMING POOL** with detached **POOL HOUSE** which is arranged as a **LOUNGE** with **KITCHEN** and **WC** and **SHOWER ROOM** and has electric heating.

There is a lower parcel of land to the front of the property which is available by separate negotiation which has lapsed planning permission for a 3 bedroom detached property.

**HEATING** A gas Vaillant boiler which is located off the kitchen at the top of the cellar stairs. This provides the hot water and central heating via a radiator system for the property.

**THE SWIMMING POOL** is also heated by a gas boiler located adjacent to the pool.

**THE POOL HOUSE** is heated by electric as is the water.

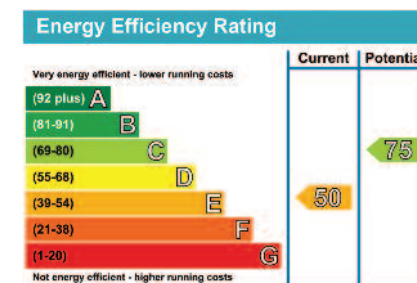
**COUNCIL TAX** Band G

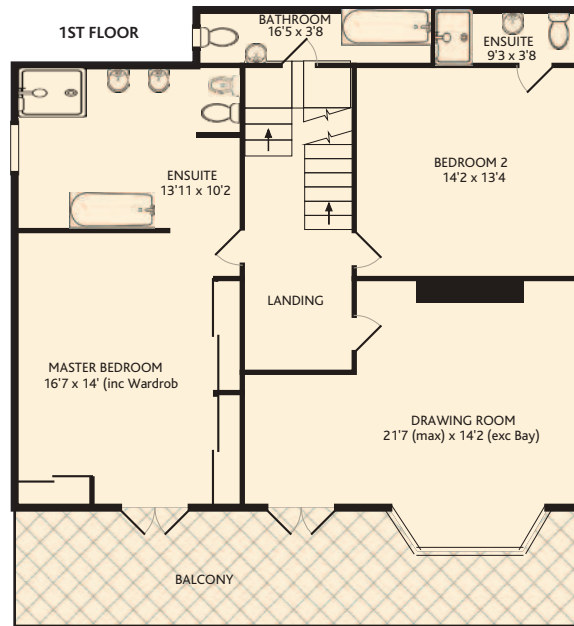
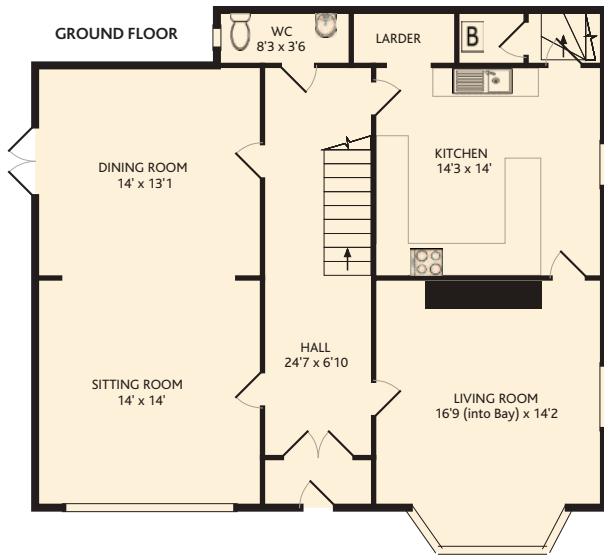
**TENURE** Freehold

**SERVICES** Mains electric, water, gas and drainage.

### AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floorplans and promap are schematic and for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared June 2015.





# COUNTRYHOMES

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