



Hillbrow Tuttons Hill, Gurnard, Isle of Wight, PO31 8JA





Nestled in the sought after area of Gurnard, this substantial detached home offers an exceptional opportunity for those seeking a spacious and elegant residence. Built in the 1920s, the property exudes character and charm, making it a perfect blend of period features and modern living.

With an impressive seven bedrooms, six bath/shower rooms and four large reception rooms this home ensures that there is no shortage of facilities, catering to the needs of a busy household.

Off road parking, large garden and fantastic views over the countryside to the sea make this a unique property.

## A substantial 7 bedroomed detached house

Located in a wonderful location with far reaching views over fields to the sea, this large home has extremely flexible accommodation and two staircases to the upper floor. Currently configured with four downstairs reception rooms, conservatory, office, large kitchen, utility room with four of the seven bedrooms have ensuite facilities. There is additionally two bathrooms and two individual cloakrooms. Along with a wide mature garden and parking for many vehicles this sizable property is a great opportunity to buy as a home or business opportunity.

## Hillbrow History

Hillbrow was originally a maternity home, fondly remembered by many Islanders. It later became a guest house until the owners retired 10 years ago, the fire doors and a smoke detector panel remain in situ.

## Hillbrow Tuttons Hill, Gurnard, Isle of Wight, PO31 8JA Guide Price





### Interior

A very well presented home with beautiful period features and many safety additions from when it was a guest house. The rooms are large with picture rails and high ceilings which are typical throughout the property, there is the original entrance door and terracotta/black tiles on the floor throughout the porch and hallway.

#### Ground Floor:

There is a delightful porch with original internal glazed windows and door opening into the main hallway which has a beautiful dark wood staircase, with 'tulip' carvings on each wide spindle, leading up to the first floor. This lobby leads to two spacious reception rooms, both with square bay windows that allows the light to flood in. The large sitting room has a feature exposed brick chimney breast and the dining room is equally sized with a serving hatch to the kitchen. There is also a study and convenient cloakroom, along with a rear family room which has an electric fire and opens out to a conservatory where you can relax and gaze out over the garden.

The kitchen has a large central island with many wall and base units around the room. There is space and plumbing for a dishwasher and space for a free standing cooker. Off the kitchen is a fourth reception room or snug with a stable door to the garden and access to the garage/utility room. This area has been purposed for storage and also houses the boiler, a sink, space and plumbing for a washing machine and a 'paddle ladder' staircase up to the first floor.

#### First Floor:

On this level are 7 bedrooms, two family bathrooms and a separate cloakroom. Two of the bedrooms, both with beautiful far reaching views through the bay windows, are extremely generous in size and both have ensuite facilities. Four other bedrooms are good sized double bedrooms, two with ensuites, and a single bedroom that has a basin within the room. The two family bathrooms have baths with overhead showers.

### Exterior

This handsome house, with a Tudor style facade, sits with a large gravel driveway to one side that sweeps across the front of the property. There are well maintained mature bushes and a lawn at the front of the property and this theme continues around to the rear garden.

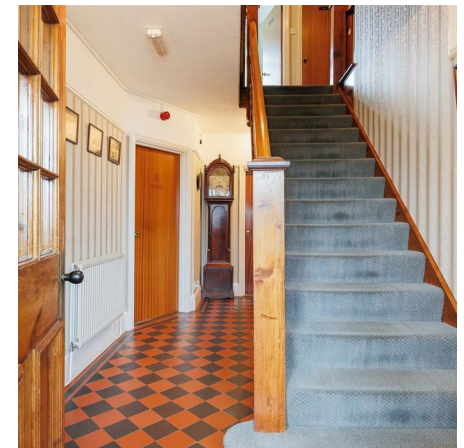
This wide outside space has an outstanding beech tree within the lawned area, a large paved patio area and garden store. It is a fabulous quiet space to relax and wind down with well established rhododendrons and azaleas around the garden.

### Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton. The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

### Further Information

Tenure: Freehold



Council tax band: F  
EPC: E  
Gas central heating  
Broadband: Predicted max download 1800 mbps max upload 900 mbps  
Mains gas, electricity and sewerage

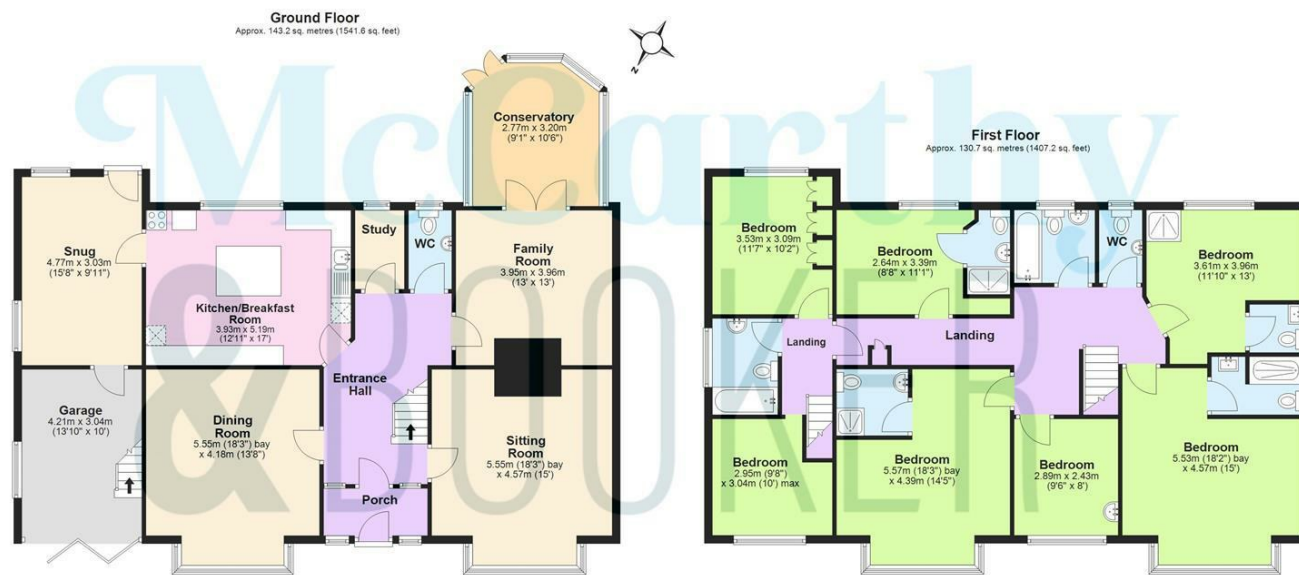
### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 274.0 sq. metres (2948.8 sq. feet)

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