



The Curlews

49 North Shore Road | Hayling Island | Hampshire | PO11 0HN

FINE & COUNTRY





A renovated waterside family home with panoramic views, an introduction to The Curlews.

INTRODUCTION

If the well-muted property phrase Location! Location! Location! is to be taken in its purest form, then The Curlews fulfils this desire tenfold.

It sits on the banks of Langstone Harbour, to the south of the island, with panoramic views stretching from Portsmouth to the rolling hillsides of The South Downs National Parkland on the horizon. This view is such that it could be difficult to pull oneself away to carry out the daily activities of family life. Being a tidal nature reserve and wildlife haven, the waterside offers varying and ever-changing scenes, which bring with it an abundance of wildlife, sea going vessels of many sizes and extremes of weather, all of which are fascinating.

Our vendor says, "We never get invited to parties at friends' houses any more. They all want to party here, where they can enjoy the views from the garden pavilion, and all the kids can access the water from our slipway whether they want to sail, swim kayak or paddle board."

That said, this is not just a house for entertaining. It is a private and intimate family home, and the owners have taken all their children's needs and desires into consideration in their meticulously planned project, with the result being a stylish and totally unique home. There is quality and style throughout. A wonderful, streamlined kitchen has bi-fold doors on two sides opening into the garden, ideal for taking advantage of the warmer weather. There is also a wood-burner in the corner making for a cosier indoor setting, whilst watching the theatre of more stormy seas in colder climes. All the bathrooms have been fitted to individual styles, with a super ground-floor steam room close to the solar heated swim spa/hot tub. The internal accommodation offers options for family areas and home offices. The new garden pavilion has been fitted with ethernet cabling, making it an ideal spot for home working, although daydreaming in such a location could be a problem if one is not careful!

'A room with a view' is another commonly used expression which is applicable to not just one room in this house, but rather many. The master bedroom and the top floor bedroom both have large private balconies, offering your own private space to enjoy some tranquillity and an opportunity to gaze out on the blue yonder!

If and when it is necessary to leave this idyllic spot, whether to commute for business or for shopping and entertainment, there is an excellent road and rail network within a few miles of the property.

- Stylishly Modernised
- Accommodation c. 3,498 sq. ft.
- 2 Bedroom Terraces
- Home Office Facilities
- Private Slipway and Mooring
- Outdoor Swimming Pool
- Parking Facilities for Cars, Boats etc
- Close to Marinas
- Mainline Station c. 3.5 miles
- EPC Rating 'C'

THE RENOVATION PROJECT

The improvements carried out to the house have indeed been extensive. A major part of it has been structural requiring the installation of cantilevered steel beams and new floor joists in order to extend the upper floor and install two bedroom terraces. The single storey extension to the rear has had a complete overhaul and is now an impressive kitchen family room, and a central hub for family life. A further extension was also created to include a spacious boot room and steam room.

Many changes were made externally too. The original swimming pool was replaced with a Swim Spa/Hot Tub, complete with solar heating and the existing summer house was replaced with a bespoke wooden Pavilion.

From the detail of the design to the minutiae of the decoration and finish, nothing has been overlooked. Further changes include;

- New bespoke front door
- New external windows and doors
- New Oak internal doors
- Shutters to all windows at front of house
- Refitted bathrooms and en suites
- New downstairs WC
- Repair/replace original flooring joists
- Re-floor stairs, landing, master, en suite and 1 bedroom with LVT
- Retiling of ground floor
- New extensive wardrobe range to Master Bedroom
- New Victorian style radiators
- Artificial grass to both terraces
- Artificial 'green wall' to master terrace
- Replacement boiler
- Underfloor heating to kitchen/family area

A full list of suppliers and materials used in the renovation project can be made available to interested buyers

Step inside

The Curlews

A step through the new bespoke front door leads into a spacious Reception Hall, from where it immediately obvious that the house has been the subject of great improvement in recent years.

The accommodation on the ground floor is well laid out and very conducive to modern family living.

Double Oak and glass doors lead into the Sitting Room to one side and matching doors access the Study opposite. Both these rooms are of good proportions with the sitting room having a cream coloured stone fireplace and further double glass doors providing a framed view out beyond the garden to the waters of Langstone Harbour.

A third reception room, currently used as a home office, offers flexibility of use and enjoys direct external access at the side of the house.

Beyond the main reception rooms a range of useful and well-planned rooms, incorporating a large boot room, a steam room, shower room and additional separate cloakroom/WC, link through to the large Kitchen / Family Area. This is an extensive open plan room with a dedicated space (7.21m x 3.22m) for snug furniture and a large dining table. Beyond this, the room widens to the impressive and newly fitted Kitchen with its bespoke design incorporating a curved central island, from where there are wonderful views to enjoy whilst preparing family meals. There is a large and comprehensively fitted Utility Room (4.55m x 2.24m) with direct access into one of the garages.

The Master Bedroom Suite has a double aspect with a glazed door leading onto its large private terrace, with feature artificial plant wall. The newly fitted Master En Suite is beautifully designed with a bespoke hand-made vanity unit adding a traditional styling to the modern fittings.

There are Three Further Double Bedrooms on this floor; one of which has an open fitted shelving and display unit to one wall. The Family Bathroom is also fitted with bespoke units and a range of wall-to-wall full height storage cupboards.

From the upstairs hallway a door leads to an enclosed staircase rising to Bedroom Five. This makes an ideal guest suite providing a well-fitted en suite shower room and a large private terrace (5.77m x 3.04m)









Step outside

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The property, which is well-placed within its plot, is approached through an in-and-out driveway on to a large brick-paved frontage, offering parking for multiple cars, boats, caravans etc with a garage located on either side of the house.

The rear garden offers a fabulous relaxing or entertaining space. Many hours can be passed watching birdlife on the waterside or searching the far-reaching views, with the assistance of binoculars, for a variety of activity on the opposite side of the Langstone Channel. From the bottom of the garden there is a full panoramic view stretching from the skyline of Portsmouth in the west, and beyond the rolling landscape of the South Downs National Park Countryside to the east.

The large terrace is ideal for al-fresco entertaining and is accessed via bi-fold doors from the well-designed kitchen. The vendors have installed a luxurious summerhouse, which is fitted with a large dining table, an additional sitting area and is fitted with drinks cabinets. There is even high-speed internet connectivity making it the most idyllic spot for a home-office!

The vendors have replaced the swimming pool with a Swim Spa / Hot Tub which has its own solar heating and is concealed below a moveable platform, which can be wheeled away.

Additional Information

Havant Borough Council

Council Tax Band 'G'

Mains electricity, water, drainage

Gas-fired heating

Broadband internet connectivity

To Find the Property – Postcode PO11 0QB

From the A27 exit for Hayling Island/Havant. Once over the bridge onto the island, follow the A3023 for about one mile, and turn right onto West Lane. Stay on West Lane until you reach a T-junction. Turn right, and right again at the next T-junction (onto Station Road). At the fork in the road, veer right onto Sinah Lane and turn immediately right again onto North Shore Road.





Location, Location, Location

Hayling Island Sea Front



Hayling Island, the home of windsurfing, which originated here some 50 years ago, has about 3 miles of beaches some of which have been awarded the Blue Flag for water quality, coastal safety, and facilities. There are several world-class marinas and sailing clubs, tennis courts and a prestige links golf club. The 'Hayling Billy' coastal path provides about 4 miles of tracks for walkers, cyclists, and horse riders, with beautiful views over Langstone Harbour. The island provides an excellent offering of shops for daily requirements, cafes and eateries and has a choice of schools for juniors and Havant College for seniors.

Havant, (c. 3 mls) has a larger offering of retailers including an M&S Food Hall, Tesco and Waitrose supermarkets and a variety of leisure facilities. The mainline railway station has regular services to London Waterloo (approx. 1hr 20mins).

Emsworth, (c. 5 mls) is a pretty harbour-side fishing village. A quiet little haven, with footpaths along the water's edge to Hayling Island to the west and Chichester to the east. The shops, cafes and restaurants are primarily privately owned, offering a good variety of styles. There is a further choice of sailing clubs here too.

Portsmouth, (c. 10 mls) has a proud maritime history. The Portsmouth skyline features the tall masts of historic warships and the Spinnaker Tower; all of which are on display from the waterside garden of The Curlews on the opposite side of the Langstone Channel. There is a dynamic mix of the old and the new, from the charming, cobbled streets of Old Portsmouth with boutique galleries and quirky cafes, to the vibrant Gunwharf Quays shopping complex. Portsmouth's has many restaurants, bars, clubs, theatres, and music venues for a great night out. The city hosts major sporting and cultural events too, from summer festivals to the Great South Run and the America's Cup. There is a good choice of senior education facilities in the city, some of which provide private bus services from a number of surrounding areas.

Chichester, (c. 13 mls) centred around its historic and impressive 12th Century Norman Cathedral, has an eclectic array of shopping and dining options from cafes and bistros to fine dining restaurants. The Festival Theatre, one of the UK's flagship theatres, offers a wealth of exceptional quality productions from period and modern dramas to theatrical musicals. The Pallant House Gallery, one of the City's finest buildings and an internally renowned art gallery, displays one of the best modern art collections in the country. www.visitchichester.org

Goodwood, (c. 13 mls) There is much excitement to be enjoyed at this world-renowned sporting estate; In June the Goodwood Festival of Speed is a unique motoring spectacle that boasts a heady, high-octane cocktail of fast cars, celebrities and motor sport 'royalty'. July introduces The Qatar Goodwood Festival or 'Glorious Goodwood' as it is known, bringing together the world's rich and famous with the finest horses, jockeys and trainers for the social highlight of the flat-racing season, set atop the beautiful Sussex Downs. The August Bank Holiday is a family event with live music and traditional 1950s fairground entertainment, rounded off with a spectacular firework display. In September, the Goodwood Revival takes us back in time and celebrates motor racing from the naughty 40's to the swinging 60's. Golfers have a choice of two stunning Championship Courses, there is a private Aerodrome for flying enthusiasts, and several annual shooting events for the target focussed.

There is a privately-run Hotel, a fabulous Members Clubhouse, an organic lowland farm and Goodwood House itself, home to The Duke and Duchess of Richmond. Regarded as one of England's great country houses, it is a fitting home for one of our country's most significant private art collections. Nowhere else in the world will you find such a spectacular range of luxury and sporting activities in one beautiful setting. It's no wonder that this magnificent 12,000 acre estate is known affectionately as 'England's playground'.

The South Downs National Park, stretching from historic Winchester in the north, and with some of England's most stunning countryside, The Downs offer great opportunities for family outings. From leisurely strolls and peaceful picnics to more energetic activities such as hiking, riding, and cycling. The choices are plentiful.

Road and Rail Communications: Havant Railway Station, with fast and frequent trains into London Waterloo (approx. 1hr 20mins), and to Brighton and Chichester; is just over the bridge on the mainland (approx. 3.5 miles). For those who want to leave their car at home, there are cycle and pedestrian paths along most of the route.

VIEWING

Strictly by appointment with Fine & Country Emsworth Office. Tel: 01243 487969 emsworth@fineandcountry.com

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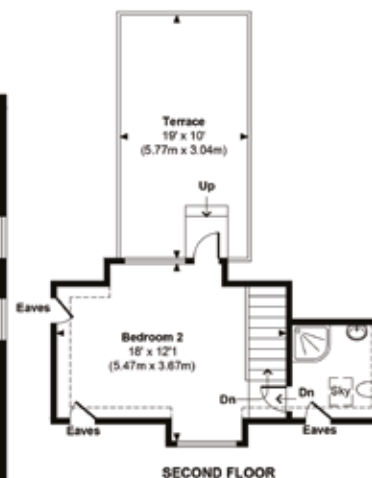
The South Downs National Park





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Approximate Gross Internal Area
Main House = 3498 Sq Ft / 324.95 Sq M
Garage = 337 Sq Ft / 31.34 Sq M
Summer House = 200 Sq Ft / 18.57 Sq M
Total = 4035 Sq Ft / 374.86 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



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