

SPENCE
WILLARD



Holmes House, Sea View Road, Colwell Bay, Freshwater, PO40 9SB



A rare and exceptional, substantial trophy waterfront house offering commanding spectacular views across Colwell Bay, Christchurch Bay, and the Western Approaches of The Solent, with 10 bedrooms, pool, equine facilities/paddocks, and gym - extending to around 5.18 (2.09 ha) acres

VIEWING:

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Coastal opportunities across the Island and indeed South Coast, such as this are extraordinarily rare. Holmes House is a very private and secluded compound, made for the highlife and experiential living.

Perched on gently sloping cliffs above Colwell Bay the property has wonderful, level grounds with majestic Holmes Oak trees and well-manicured lawns. Holmes House overlooks one of the most vibrant and interesting stretches of sea in the country. Hurst Castle is just of a mile away at the narrowest point across the Solent, and the New Forest Coastline is approximately three miles to the north. The house is set, proudly, overlooking the often turquoise sandy and partly rocky waters of Colwell Bay. Holmes House on Colwell Bay, and indeed the West Wight, is a dream come true for sailing/windsurfing/kitesurfing/waterskiing/paddleboarding/fishing/equestrian/walking/cycling enthusiasts.

There is a cleverly engineered cantilevered entertaining deck that extends 50% over the cliff and trees below which has to be the ultimate place for sunset supping, garnering 180 degree views across Colwell Bay (an AONB), Hurst Castle & Lighthouse, Fort Albert and along the South Coast from Lymington to Bournemouth. The exceptionally wide (154m) cliff-top frontage has unobstructed views of the Solent, and faces directly at the setting sun in the summertime. The boundary of the property includes much of the cliff/mature woodlands that leads down towards the water's edge/seawall.

Constructed before 1900, Holmes House is steeped in history, having been built for a notable Naval Officer and offers extensive accommodation over three floors. The house was built by W H Paul of Totland for the Heytesbury Estate. It was a private home, then a hotel, and was a commandeered officer's barracks in WWII, strategically overlooking the anti-U-boat chains across the Solent's narrowest point. It has played host to numerous weddings.



This fabulous house has an unusual combination of being a substantial beachside residence as well as having high quality facilities for the equine or small holding enthusiast. There are **PADDOCKS** on the south and eastern side of the house with **BOX STABLING** for 6 horses, tack room and associated **STORAGE ROOMS**. An all-weather 40m x 20m **MENAGE** with dressage mirrors has been constructed between the fields where there are facilities for cross-country and show-jumping and eventing practice. Suitable post and rail fencing divides the paddocks and an enormous **VEGETABLE PATCH**, and they are all largely self-draining. The paddocks are laid to permanent pasture and offer a wonderful setting with fine views. Power and water are supplied to the outbuildings and paddocks. There is an elaborate web of nearby bridal paths leading to Golden Hill, Afton and the River Yar, Tennyson Trail, Freshwater Bay and the Downs toward Compton Bay.

In a secluded, sun-trapped back corner of the **SIDE LAWN**, beside a former grass tennis court on the western side of the house, there is a Roman-end heated **SWIMMING POOL** with steps at one end and diving board at the other, with a large cabana/changing area and a spacious patio for entertaining pool-side.

EXTENSIVE OUTBUILDINGS include a small **GYM** with sea views, a **TWO-TRACTOR SHED**, **TOOL SHED**, **BICYCLE SHED** and **WOOD SHED**.



The principal rooms offer large proportions with high ceilings and are replete with original wood herringbone parquet floors and large windows, to take full advantage of this unique setting to the north, east and west. The ground floor comprises of **THREE FRONT ROOMS** including a **FOYER/DRAWING ROOM** with an open fireplace, an enormous and imposing, elegant **FORMAL LIVING ROOM/DINING ROOM**, also with an open fireplace (comfortably seating 36 guests for dinner parties (or dinner/dances) and panoramic views directly overlooking the Solent's sunsets, and a full bar and **BAR ROOM** which enables truly spectacular sea views, perfect from which to watch the boating activity, such as the Round the Island Race sailing directly past the front of the House, and world class sunsets. The **BAR ROOM** takes the form of an enclosed veranda which was a later addition to the original construction on the seaward elevation of the house with built-in window seats for reading and relaxing beside a wood-burning fireplace. There is a rear **MEDIA/PLAYROOM**, and a cosy formal **LIBRARY/STUDY**. The informal country farmhouse style **KITCHEN** with refurbished Aga, large **PANTRY** with abundant storage, ample larder, leads out to the large Southeast-facing **BACK DECK** with sun-drenched **POTTED KITCHEN GARDEN**, and further leads through to a large rear **UTILITY/BOOT ROOM**.





The extra wide main **STAIRCASE** is a character feature from the bygone days of naval wives' ballgowns, leading to the **FIRST FLOOR** with **6 BEDROOMS (5 ENSUITE)**, two with working open fireplaces. There is a spacious **LANDING** on the **FIRST FLOOR**, which leads off to the main bedrooms - most of which deliver some of the very finest sea views the Island has to offer. The main bedrooms have high quality large en-suite facilities with **BUILT IN WARDROBES**.

There is an historic 'servants' **PRIVATE REAR ENTRANCE AND STAIRCASE**, which is accessed adjacent to the **KITCHEN** leading to the **SECOND FLOOR** with a **FURTHER THREE BEDROOMS** with a full **BATHROOM**, used for live-in staff quarters or additional guest rooms with views to Tennyson down. Additionally, all of the second floor bedrooms feature a wash hand basin. There are extensive eaves and **ATTIC STORAGE**.

This deceptively substantial house benefits from being able to accommodate, with ease and comfort, multiple guests and their families at the same time, making this the ultimate private

entertainment home for the perfect blend of country life and coastal life.

Holmes House is the perfect property for entertaining. The extensive grounds give rise to the opportunity for a helipad, mooring, tennis court, conservatory, and greenhouses - subject to planning permission.

Holmes House is extremely quiet, exuding delightful charm and good karma in equal measure.

Vicinity Yarmouth and the Wightlink Ferry to Lymington is 5 minutes by car. It is a 5 minute walk to The Hut beachside restaurant & bar just metres from the stunning Colwell Bay that is situated directly below the property. It is a further 10 minute walk along the Colwell Bay promenade to Totland Bay and its restaurants and pier.

SERVICES Mains water and sewage, drainage, gas, and electricity serve the property.

OVERAGE Provision It is proposed that the rear large paddock which abuts houses on three sides including a mid/high-end housing development, will have a development overage clause placed on it. The subject land is illustrated in hatched blue on the plan. The duration will be 30 years from the date of completion of the sale and will be 30% of the uplift in value as a result of planning permission being granted leading to an increase in value. Further information on this available on request.

TENURE Freehold

GUIDE PRICE: £4.95M. No chain.

VIEWINGS All viewings will be strictly by prior arrangement with the joint selling agents:

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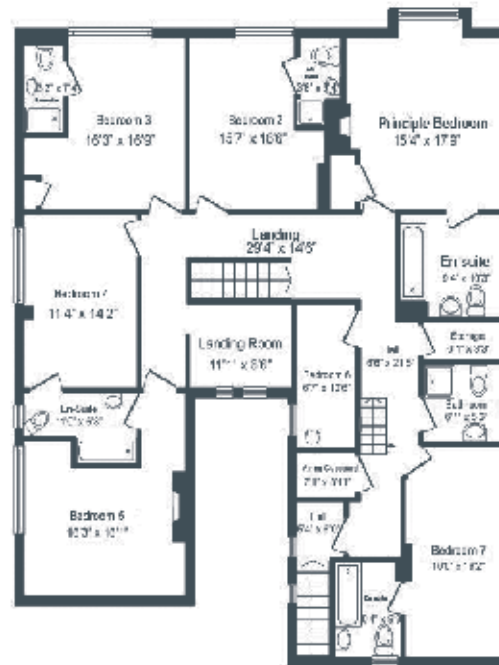
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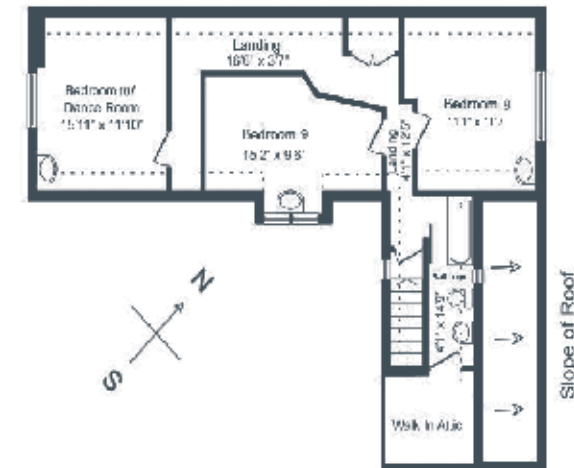
The Solent



Ground Floor



First Floor



Second Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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