

SPENCE
WILLARD



The Hermitage, Whitwell, Isle Of Wight





The Hermitage

ST CATHERINE'S DOWN, WHITWELL,
ISLE OF WIGHT, PO38 2PD

A magnificent refurbished country house situated in an elevated rural position in just over 11 acres

The Hermitage has been the subject of an extensive refurbishment programme within the past few years which included the reconfiguration of some rooms to allow for a much more useful layout. It is set in stunning, mature grounds, bordering woodland providing a quiet, secluded setting. This significant landmark property is surrounded by attractive rolling countryside; designated as an Area of Outstanding Natural Beauty, with excellent walks and riding accessible directly from the property including onto St Catherine's Down itself from which there are stunning views of much of the Island including the nearby south western coast.

Whilst the current house is believed to have been largely re-built around 1895, it is constructed on the footprint of an older house, 'The Medina Hermitage', which was the seat of Michael Hoy. Born in 1758, Hoy became a successful merchant who established strong trading links with Russia and resided there for some years working for The Russia Company and later served as a Sheriff of London. The original house is shown in an engraving dated 1824 by the celebrated Island artist George Brannon. Michael Hoy also had the nearby Hoy monument, also called the Alexandrian Pillar, erected on top of St Catherine's Down.

The house, having been a full-time private home, is currently used as a second home and a profitable boutique holiday let that is currently generating around £115,000 of gross income per annum. There are 10 double rooms with en-suite facilities, all individually styled and extremely impressive reception rooms on the ground floor with a kitchen/diner that measures some 40ft long.

The property is set within a fine elevated position and is well placed to access some of the Island's striking coastal and country scenery including the beaches on the south western coast of the Island, numerous historic attractions as well as the nearby coastal town of Ventnor with its beach and fish market. Mainland ferry connections are available from Yarmouth, Cowes, East Cowes, Ryde and Fishbourne all within 12 miles of the property, with high speed passenger services taking approximately 15 minutes and car ferry services about 35 minutes.

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL An impressive and spacious entrance with an oak staircase with carved newel posts. Ornate fire surround housing wood burning stove.

DRAWING ROOM An elegant panelled room with an open fireplace with marble surround. Original wooden floorboards, two sets of French doors with side panels providing views over the garden and access to the raised terrace.

KITCHEN/BREAKFAST ROOM/DINER A fabulous room offering a stunning south facing aspect with the ability to cater for large groups and parties. A good quality modern kitchen has been installed at the west end.

GAMES ROOM A fine west facing room, which is currently being used for snooker and general entertaining. A gym is located off the games room.

OTHER ROOMS Along the north side of the house is a useful 'snug' room, a children's playroom, a well-equipped utility room and an adjacent boot room.

CELLARS One of which has twin oil fired boilers and hot water cylinders. Beyond is a workshop/stores.

FIRST FLOOR

LANDING Providing an attractive south facing seating area overlooking the gardens.

THE SOUTHERN LANDING Leads to four bedroom suites while the northern landing leads to a further six bedroom suites.





OUTSIDE

To the front of the house is a large stone paved terrace with a central ornamental fish pond providing an attractive seating area overlooking the grounds. To the front of the house are lawns which are dispersed with a variety of mature trees and shrubs and surrounded by mature woodland providing a secluded and private setting. There is an ornamental fish pond as well as further pond in the woodland beyond. There are various timber stores and a double garage. There is parking to the front of the house as well as additional parking to the rear (west) of the property accessed via a spur in the shared driveway. There is also a paddock of about 1.7 acres which is sheltered by a belt of mature woodland rising towards the top of St Catherine's Down and the Hoy Monument.

To the east of the grounds is a stone walled garden within the woodland. In the 1970's we understand there was planning consent for holiday units to be built around the walled garden.

In all, the grounds extend to approximately 11.2 acres (4.53 ha) providing a stunning setting.

PROPERTY INFORMATION

SERVICES There is a spring fed water supply serving The Hermitage and adjacent properties. The system includes a settling bed, elevated cistern and UV filter system. Private drainage system installed in 2005. Mains electricity. Oil fired central heating.

COUNCIL TAX Band G

POSTCODE PO38 2PD

ACCESS The property is approached by a country lane, part of which is publicly maintained and the remainder of which is privately owned but shared with other residents who contribute towards its upkeep. A public footpath and bridleway runs along part of the perimeter of the property.

DIRECTIONS From the village of Rookley proceed south on the Niton Road towards Niton and Chale for approximately 2 miles, passing the Chequers Inn on the left-hand side. Proceed straight over the crossroads with Appleford Road and Beacon Alley towards Niton and after approximately 0.7 mile turn right into Shinybricks Lane. After ½ of a mile turn left into Dolcoppice Lane and after ½ mile bear right passing the sign saying, "Private Road" and "To The Hermitage" and The Hermitage is found after ½ mile.

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

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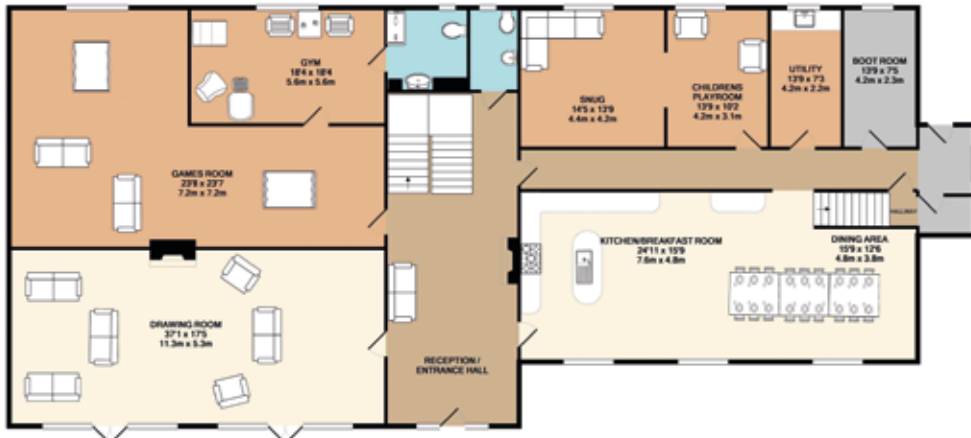
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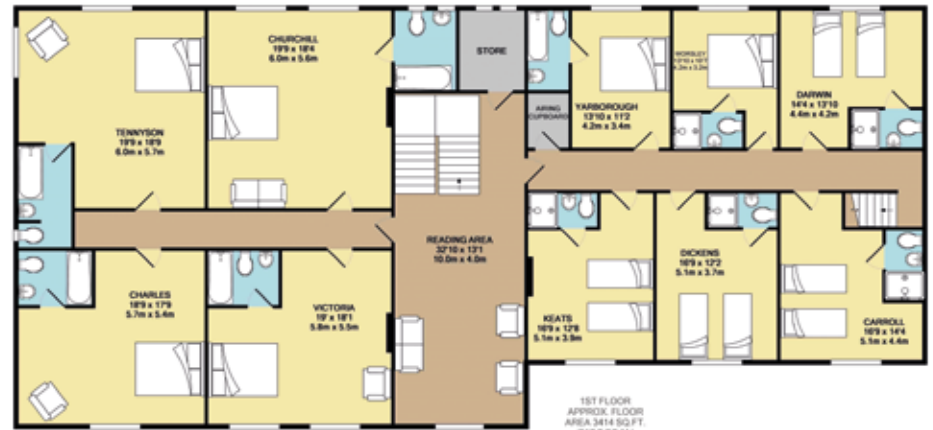








GROUND FLOOR
 APPROX. FLOOR
 AREA 3473 SQ.FT.
 (322.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 3414 SQ.FT.
 (317.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 6887 SQ.FT. (639.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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