

# SPENCE WILLARD



15 Golden Hill Fort, Freshwater, Isle of Wight



*A unique opportunity to acquire an immaculate and substantial, three-bedroom and study home set within a remarkable Grade 1 listed former Victorian Fortress known as Golden Hill Fort.*

VIEWING

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An impressive three-bedroom terraced house that has been developed to a high standard and offers truly stunning features and is set over two levels with large principal rooms. The house is part of Golden Hill Fort, which is a sought-after gated residential housing development, located between the historic harbour town of Yarmouth and the village of Freshwater, offering an excellent range of amenities. All three bedrooms are good-sized doubles, all of which benefit from en-suite facilities and built-in wardrobes. There are large sash windows and high ceilings allowing for a light and airy feel to the property and premium flooring is laid throughout. The bespoke kitchen is fitted with large worktops, integrated kitchen appliances including a large fridge, large freezer, and dishwasher.

There is an electronic entry and good heating systems and high-quality lighting all benefiting the property. Every detail has been thought of to blend the historic fabric of the building with breath-taking 21st century modern design, luxury, and comfort.

#### Accommodation

The ground floor comprises of an impressive lounge/sitting room and a quality kitchen/diner with wonderful red brick having been exposed in parts of the house. All three of the bedrooms (all double), enjoy ensuite facilities. There are premium grade appliances and fittings that have been installed. There is an attractive hallway and two separate coat/storage cupboards. A quality ground floor w/c and wash hand basin has been fitted. All of the rooms enjoy wonderful high ceilings and are of large proportions. Bedroom 1 benefits from a large en-suite bathroom with separate shower. There is a family bathroom with a bath and separate shower. On the ground floor there is a good-sized study which has two windows for plenty of natural light.

#### History Of Golden Hill Fort

Constructed in 1863, about sixty meters above the Northwest coast of the Isle of Wight, this distinctive hexagonal building had height, strength, and strategic position to help counter what was at the time



perceived as a serious threat of attack from across the channel. Together with over 20 other structures in and around the region, the Palmerston defences were used as accommodation for troops manning the forts and batteries protecting the Needles passage.

Solidly built with an attractive symmetry that reflected the discipline of the military and with wide ranging vistas across the Solent and Afton Down, Golden Hill Fort was designed to provide the surrounding area with a secure local base in times of war. Now, about 150 years later, this remarkable Grade I listed landmark has been transformed into a series of just 18 spectacular and individual luxury houses. This is a unique opportunity to acquire a home with a genuine sense of history, quality, and space.

#### Outside

The property has the use of beautiful, landscaped roof gardens affording 360 views across the Solent, English Channel and rolling countryside with plenty of room to relax with family and friends. There are ample places to sit amongst the shrubs and bushes that have been planted, which allows for a high level of privacy. There are two allocated parking spaces directly in front of the property and the whole development is accessed through two electric, key fob activated gates. The Fort is enclosed by woodland known as Golden Hill Country Park (owned by the Isle of Wight Council and managed by Gift to Nature Trust), which has a network of attractive rural footpaths to enjoy, quite literally on your doorstep.

#### Holiday Letting

These properties have an excellent track record as a holiday let. Therefore, there is the possibility of acquiring this as a second home/investment to provide an excellent income.

#### Island Access

The Island is well served with transport links to the mainland with the nearest ferry at Yarmouth just minutes away, operating a 30-minute service to Lymington in the New Forest National Park. Car ferry routes also operate from East Cowes to Southampton (55mins) and Fishbourne to Portsmouth (35 mins). Fast catamaran services operate from Cowes to Southampton.

#### Services

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

#### Council Tax Band F.

#### Postcode PO40 9GD

#### Tenure

Leasehold 999 years from 2007. Service charge approximately £3,537 per annum. Peppercorn Ground rent per annum.

#### Viewings

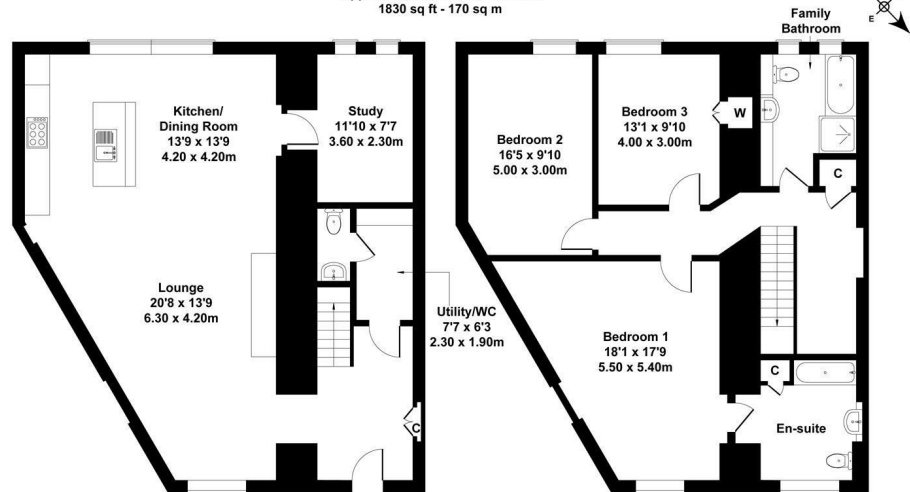
Viewing is strictly by appointment with the joint sole selling agents, Spence Willard.





## 15 Golden Hill Fort

Approximate Gross Internal Area  
1830 sq ft - 170 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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