

SPENCE WILLARD



Rofford House, Thorley Road, Yarmouth, Isle of Wight



An important and imposing Edwardian country house offering extensive accommodation with commanding long-range views, conveniently located a short walk from central Yarmouth and associated harbour facilities

VIEWING:

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Rofford House is a unique property set within 3 acres (1.21 ha) of grounds. This exceptionally spacious home offers over 6,000 square feet of internal space (excluding outbuildings) and is arguably one of the finest country houses of its type in close proximity to the town centre, ferry terminal, and yacht clubs. Undoubtedly, Rofford House is one of the most significant properties in the Yarmouth area and is now on the market for the first time in over three decades.

The property is just a short walk from central Yarmouth, accessible via the River Yar footpath or the Coastal Footpath, and only about 300 yards to steps down to the sea. It offers views to the west, overlooking Rofford Marsh, the River Yar Estuary, with picturesque farmland and downs to the east. Set within well maintained large grounds, the property also includes large outbuildings that are ideal for storing boats, cars, and game rooms, among other uses.

This historic house, Rofford House, was built in 1911/12 for Lieutenant Colonel Herbert Thomson of the Royal Artillery, who served in World War I. It was later sold to Admiral and Lady Hawksworth.

Before the war, Thomson managed the surrounding Heytesbury Estate and acquired the land to construct the house of his dreams, which he owned for the following 40 years. Rofford House is named after his grandmother's house in Oxfordshire, Rofford Farm, as she kindly left him the money to purchase the land

'It was from the Cliff Garden too that I saw the Cunard Liner Titanic come out of Southampton water on her first and only, ill fated voyage in April 1912'

By Lt. Col. Herbert G. Thomson
(from his notes on the building of the house)

The house is filled with historical character features, including an elegant staircase handrail made from oak sourced from the Swainston Estate. Rofford House has been a cherished family home, having only had five owners throughout its history, which illustrates its desirability.

This period house is in need of some upgrades but is not listed, making it a great opportunity for a new owner to add their personal touch. It is also situated outside the boundary of the Area of Outstanding Natural Beauty (AONB).

ACCOMMODATION

Rofford House is a three-level property featuring an elegant first-floor landing and graceful staircase. Large windows provide stunning views and ample natural light, complemented by a good ceiling height that creates a sense of spaciousness. Depending on the method of counting, there are essentially eight bedrooms, all of which are doubles except for bedroom five and eight. The house offers plenty of storage options, including numerous built-in wardrobes and two linen cupboards. Each bedroom boasts impressive views to the south, east, and west, overlooking the gardens and expansive countryside.

The principal rooms are spacious and elegant, featuring high ceilings and a wealth of period details. Notably, the main hall is an attractive area that leads to a wide, sweeping staircase with shallow treads. The formal dining room connects to the adjoining drawing room, by an arch creating the perfect entertaining space, both rooms have open fires. There is a large south facing covered veranda accessible from the drawing room.

Adjacent to the kitchen is a, west-facing study or snug, complete with a fireplace, making it a perfect television room. There are further rooms downstairs, including pantry, utility, larder and cloakroom. The kitchen is equipped with an Aga.

On the first floor the main bedroom measures an impressive 7.8 m x 4.45 m and boasts magnificent views along with en-suite facilities. There are four further bedrooms. Along with bedroom two is a Jack and Jill bathroom and an additional shower room equipped with a WC and wash basin.

The second floor features large windows that offer commanding views and an expansive living space. This immaculate area of the house includes a large sitting room, three bedrooms, a bathroom with a wash basin, and an adjacent WC. This floor is ideal for guest stays, or as a space for teenagers. Additionally, there is access to a large loft space.





OUTBUILDINGS

The former stables and storage buildings associated with the house include a boiler room, workshop, boat store, storage room, potting shed, and three additional storage rooms. Behind the vegetable garden wall there is also a large shed for mowers etc and 4 covered log wood bays. The coach house building would now benefit from being upgraded.

GARDENS/OUTSIDE

Access to the house is provided via an in and out drive. One entry leads to a sweeping driveway that brings you to the front door with ample parking, while the other provides access through substantial outbuildings and an inner yard.

The extensive grounds are dotted with majestic trees, including a former lawned tennis court (currently unused) and the original part walled garden, which overlooks the vegetable and fruit garden. Large lawns provide a wonderful area for entertaining, suitable for events like marquee parties or croquet. There are a number of large flowerbeds along with a rose garden. This well-located house enjoys a high level of privacy and is well-protected from wind by mature trees and hedging. There are pockets of woodland to the south and north of the house, with a path leading from the kitchen garden through the woodland to the log sheds.





LOCATION/DIRECTIONS

By car, start from the Spence Willard Yarmouth office in The Square. Drive eastwards along Tennyson Road. Upon leaving Yarmouth, turn right into Thorley Road and continue for 200 meters. Rofford House is located on the left side of the road, behind mature fencing and hedging. Yarmouth offers a wide range of amenities, including shops, two vibrant sailing clubs, a mainland ferry service, boatyards, and berthing facilities.

THE LODGE

There is a separate house available for sale by separate negotiation, located by the entrance to Rofford House. This 3 bathroom detached house, known as The Lodge, benefits from a right of way over the first section of the rear driveway from Thorley Road.

GENERAL INFORMATION

SERVICES The property is served by, mains water, and electricity, with private drainage.

TENURE Freehold.

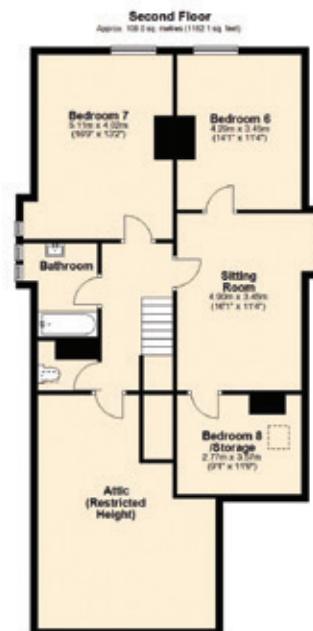
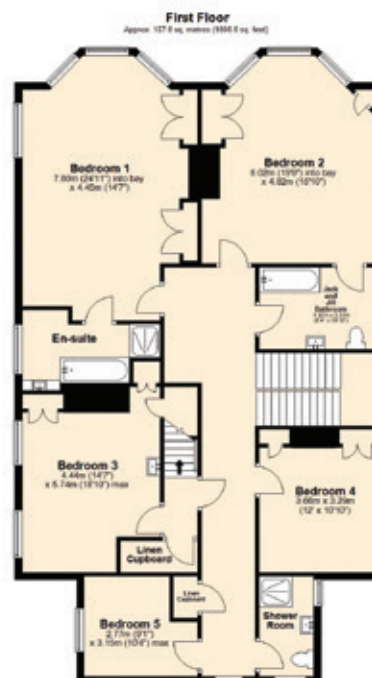
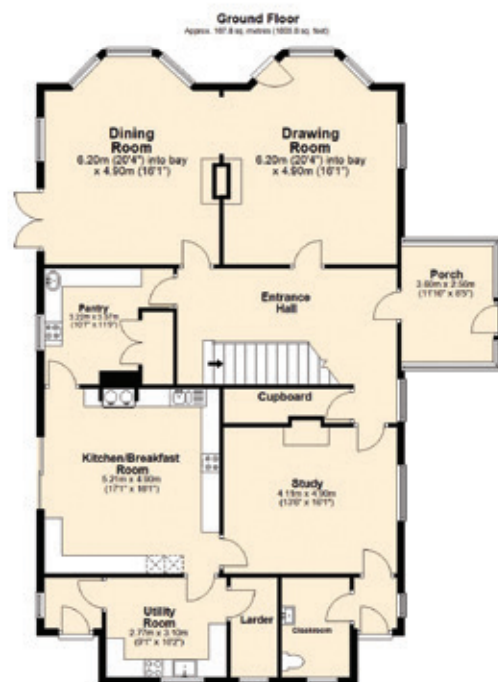
EPC Rating F

COUNCIL TAX Band H

POSTCODE PO41 0SH

VIEWINGS Strictly by appointment with the sole selling agents, Spence Willard.





Total area: approx. 505.5 sq. metres (5409.5 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, stairs, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a recommendation by the seller or agent. Some appliances, size or other topography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Rock Design using AutoCAD software.

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