

# SPENCE WILLARD



6 Golden Hill Fort, Colwell Road, Freshwater, Isle Of Wight, PO40 9GD



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

VIEWING

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



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, a family bathroom and an ensuite shower room on the principle bedroom. 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 attractive hallway leading to three double bedrooms, with the principal bedroom enjoying an ensuite shower room. Family bathroom. The impressive lounge/sitting room and a quality kitchen/diner/lounge are found on the first floor with wonderful red brick having been exposed in parts of the house. There are premium grade appliances and fittings that have been installed. All the rooms enjoy wonderful high ceilings and are of large proportions.

#### 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 E.

Postcode PO40 9GD

#### Tenure

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

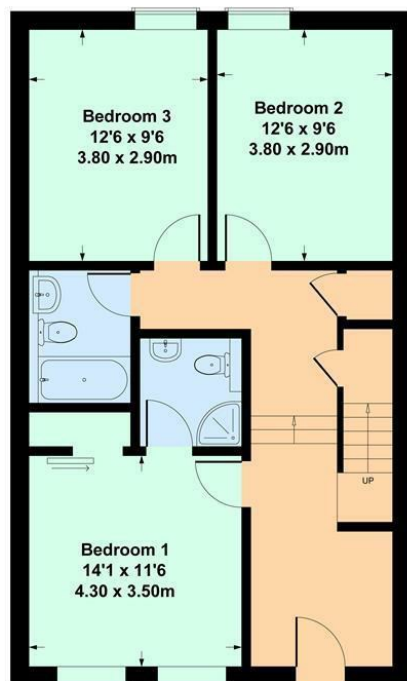
#### Viewings

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



## Unit 6

Approximate Gross Internal Area  
1354 sq ft - 126 sq m



GROUND FLOOR



FIRST FLOOR

### 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.

Produced by Potterplans Ltd. 2018



SPENCEWILLARD.CO.UK

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.