



Guide Price £1,250,000
SANDS, HILBRE ROAD, ST HELENS, IOW, PO33 1TJ



AN INCREDIBLY BEAUTIFUL RESIDENCE IN TUCKED AWAY COASTAL SETTING!

This exquisite 4 storey 6 BEDROOM, 7 BATHROOM detached home measures in excess of 3830 square feet, providing such versatility and luxury - including a charming sitting room, superbly appointed kitchen/dining room, 3 other versatile reception rooms (the top floor providing great space for a games/family room), as well as boiler, utility and cloakrooms. The quality and absolute 'WOW FACTOR' of the interior is immediately evident upon entering - with its engineered wood flooring, tall shuttered double glazed windows (allowing natural light to stream through), vaulted ceilings and galleried landings - plus solid panelled doors and an impeccable finish throughout. Under floor heating provides the required warmth in this economical residence. There is a first floor BALCONY - with HARBOUR VIEWS - plus large and superbly manicured patio/decked/lawned GARDENS - perfect for al fresco dining/entertaining - with well stocked tree/shrub lined borders and the added bonus of a heated exercise/spa SWIMMING POOL with concealed filtration unit and outside shower. Car/boat parking space on the driveway leads to the DOUBLE GARAGE.

St Helens is a coastal village on the North-East side of the Island, between Seaview and Bembridge - renowned for having one of the largest village 'Greens' where summer sports are enjoyed, plus the local village store/post office and restaurants. Sands is set within an enviable village location, a short stroll from the marina and Brading Haven Yacht Club plus the Causeway across to beautiful sandy beaches and the well reputed Baywatch Cafe/Restaurant. Bembridge village is just the other side of the Harbour and offers further choice of shops, bars/eateries. Ryde amenities and the Ryde/Fishbourne ferry links are 15-20 minutes' drive away.

ACCOMMODATION in summary:

The impressive GROUND FLOOR entrance hall offers tall vaulted ceiling to upper first floor and solid stairs leading to upper and lower levels. Engineered wood flooring and timber doors lead to the cloakroom/w.c., stunning kitchen/dining room, utility room, beautiful triple aspect sitting room and study. The FIRST FLOOR galleried landing boasts tall apex shuttered windows, doorway and stairs to second floor and doors to: Master bedroom (with 2 en suite bath/shower rooms), plus Bedroom suites 2 and 3. The TOP/SECOND FLOOR offers great space for use as a family/play/games room with Velux windows. The LOWER GROUND FLOOR comprises 3 further large bedroom suites plus a TV room/snug - as well as a boiler room including boiler (with Magnaclean); consumer unit/electrics; under floor heating system and pump control.

LEVEL 2 ENTRANCE HALL

CLOAKROOM/WC:

8'0 x 5'4 (2.44m x 1.63m)

KITCHEN/BREAKFAST ROOM:

18'11 x 16'11 (5.77m x 5.16m)

UTILITY ROOM:

13'0 x 6'0 (3.96m x 1.83m)

SITTING ROOM:

24'0 x 23'0 max (7.32m x 7.01m max)

STUDY/SNUG:

23'0 x 7'11 (11'1 max) (7.01m x 2.41m (3.38m max))

LEVEL 3 GALLERIED LANDING

MASTER BEDROOM:

19'0 x 17'0 (5.79m x 5.18m)

High vaulted ceiling/apex windows. Door to Balcony. Open Lobby (7'1 x 5'1) with doors to En suites x 2:

Master En suite 1:

7'11 x 6'0 (2.41m x 1.83m)

Master En suite: 2

7'11 x 6'0 (2.41m x 1.83m)

BEDROOM 2:

22'0 x 18'0 (6.71m x 5.49m)

Door to Balcony and en suite.

En suite to Bedroom 2:

8'10 x 4'8 (2.69m x 1.42m)

BEDROOM 3:

15'0 x 11'1 max (4.57m x 3.38m max)

En suite to Bedroom 3:

6'10 x 4'0 (2.08m x 1.22m)

LEVEL 4 (TOP FLOOR)

GAMES ROOM/SNUG:

20'3 x 18'10 (6.17m x 5.74m)

LEVEL 1 (LOWER FLOOR)

Large hall with deep storage cupboard.

BEDROOM 4:

18'0 x 17'1 max (5.49m x 5.21m max)

En suite to Bedroom 4:

8'10 x 4'6 (2.69m x 1.37m)

BEDROOM 5:

18'11 x 12'0 (5.77m x 3.66m)

En suite to Bedroom 5:

12'1 x 4'2 (3.68m x 1.27m)

BEDROOM 6:

12'8 x 7'11 (3.86m x 2.41m)

En suite to Bedroom 6:

7'11 x 5'1 (2.41m x 1.55m)

TELEVISION/GAMES ROOM:

18'1 x 7'11 (5.51m x 2.41m)

BOILER ROOM:

15'1 x 7'1 max (4.60m x 2.16m max)

GARDENS:

Beautifully manicured large gardens with raised and lower terraced areas - the perfect spot for al fresco dining and entertaining - with the rest being mainly laid to lawn and bordered by attractive, colourful and very established trees, shrubs and plants. Gated access to the front which has low maintenance trees/plants giving great privacy to the property.

SWIMMING POOL & EQUIPMENT:

A heated 'endless' pool with inset spa - perfect for relaxation and/or exercise. There is an outside shower plus a tucked away outbuilding housing the filtration mechanisms.

DRIVEWAY & GARAGE:

Shingled driveway offering parking for a few cars/dinghies plus leading to DOUBLE GARAGE with pitched roof, remote roll up door, light, power plus access to rear garden.

TENURE:

Freehold

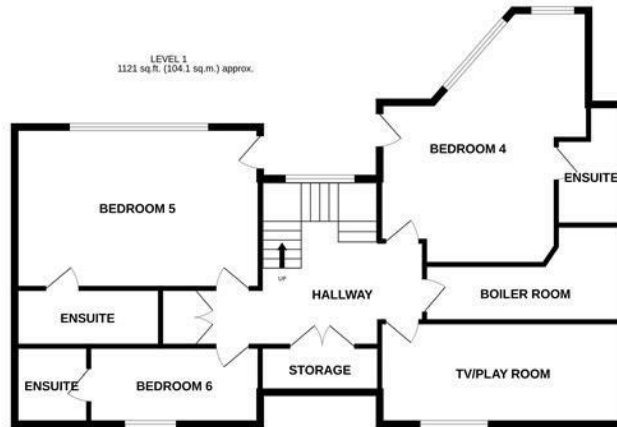
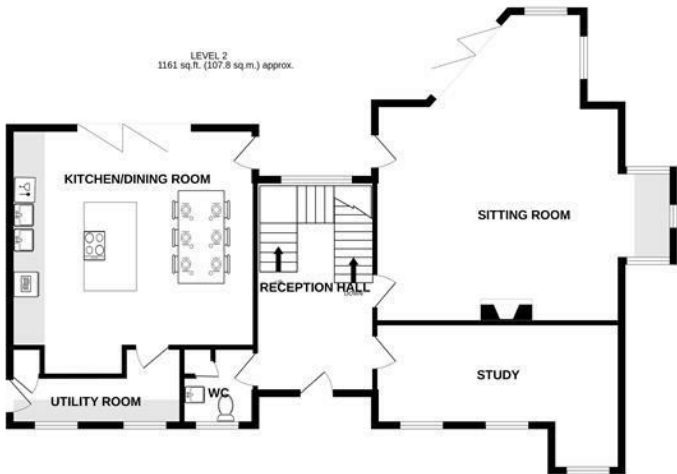
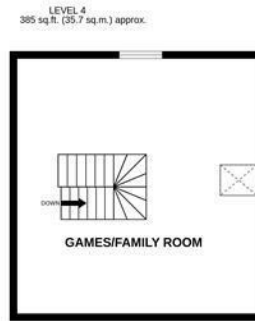
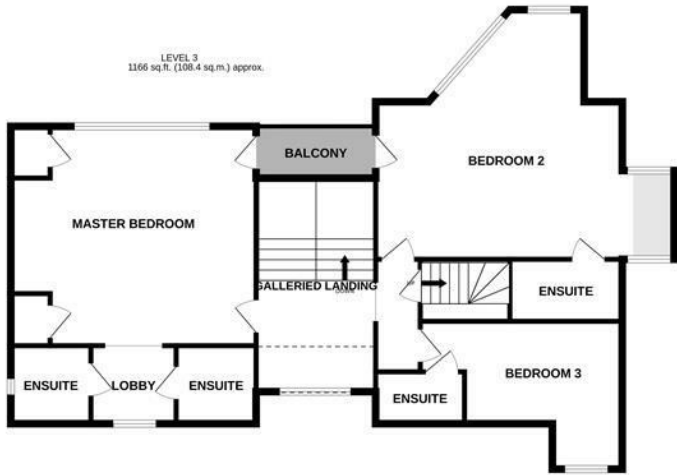
COUNCIL TAX and ENERGY RATING:

Council Tax Band: G

Energy Performance Rating: TBC

OWNER'S SITUATION:

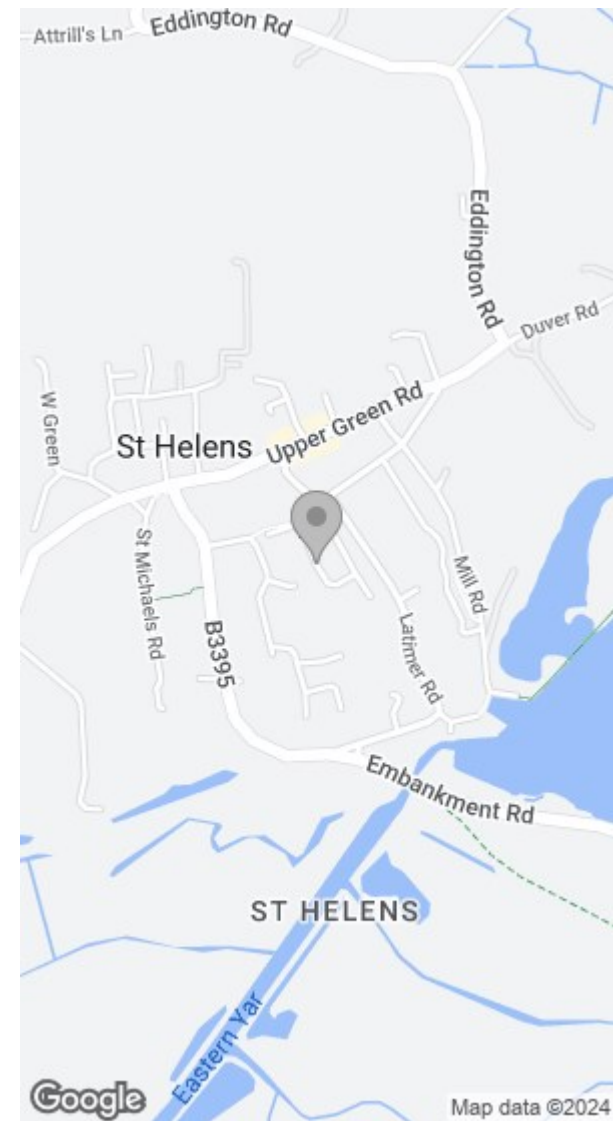
No onward chain



TOTAL FLOOR AREA : 3833 sq.ft. (356.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	84		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

