

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Hill House

The Mall, Brading, Brading, Isle of Wight PO36 0DE



£850,000
FREEHOLD



Commanding picturesque rural views from its elevated position, Hill House is a captivating Grade II listed home offering plenty of versatility and a wonderful combination of old-world elegance and modern-day living.

- Impressive, Grade II listed Georgian residence
- Total of seven bedrooms
- Currently arranged as two separate homes
- Exhibiting original period features
- Village amenities & breathtaking walks on the doorstep
- **Huge potential as a holiday let business**
- Spectacular downland views
- Delightful wrap-around gardens
- Spacious accommodation throughout
- Well-located for mainland travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Ideal for those seeking a substantial home with plenty of historic character, this impressive Georgian residence is steeped in local history and is believed to be one of the first significant properties to be built along The Mall. Originally constructed in 1741 as one substantial gentleman's residence, Hill House has a total of seven bedrooms and is currently divided into two independent homes with separate entrances and interconnecting doors, providing a three and four-bedroom home to serve a multi-generational family. Presenting a fantastic opportunity to be restored to its former glory as a single dwelling, this incredibly versatile property also offers an exciting prospect for a group of friends or extended family to purchase a house together; as successfully demonstrated by the current owners. Alternatively, Hill House could provide an excellent investment opportunity as a guest house or a partial holiday let with separate owner's accommodation.

Beautifully styled to coordinate with the traditional character of the home, the interiors offer an enchanting period ambience with its combination of neutral and rich heritage colours which perfectly complement the wealth of original features such as handsome fireplaces, voluminous coved ceilings, elegant wall mouldings, and timber panel doors.

To the front of the property, the accommodation comprises an entrance hall leading to a sitting room with a cosy log-burning stove, and a kitchen-breakfast room featuring original flagstone flooring. Continuing from the kitchen-breakfast room is a snug or dining room, a staircase ascending to the first floor, and access to a cellar complete with plumbing for a washing machine; providing huge potential to transform into a utility room or an alternative functional room. The first floor provides three spacious double bedrooms, a single bedroom, and a generous, fully equipped family bathroom.

To the rear of the property, the accommodation features a grand entrance hall giving access to a characterful sitting room, a generous kitchen-diner, an office or store room, and a handy utility room which continues to a large, attached storage shed. From the kitchen-diner, a spacious garden room is graced with a well-established grapevine and beautifully combines outdoor and indoor living. Proceeding to the first floor is a well-appointed family bathroom, a separate cloakroom for extra convenience, and three double-sized bedrooms with fantastic far-reaching rural views to Culver Down.

Outside, the property is surrounded by delightful wrap-around gardens with secluded, lawned gardens to the front and rear serving each home and a garden to the side providing plenty of opportunity to grow your own fruit and vegetables. A further sought-after feature of this home is a courtyard gravel driveway with a former stable block providing sheltered parking and a storage shed.

Located on the east side of the Isle of Wight, a short distance from the seaside towns of Ryde and Sandown, this property enjoys a prime position in the historic village of Brading which is one of the oldest towns on the Island. With its famous iron bullring in the centre of the village, Brading boasts a village shop and a good range of pubs and eateries as well as a local primary school. The property is well-connected to the surrounding countryside and enjoys easy access to a network of footpaths and bridleways providing access across the beautiful Brading Marsh to the coast beyond and up onto Brading Down. Brading benefits from direct transport links via bus and train services to the seaside town of Ryde which provides high-speed ferry connections to the mainland and boasts long sandy beaches as well as plenty of amenities within the high street. In the opposite direction just over a mile away, is the popular seaside town of Sandown which also has a high street and boasts award-winning beaches with a range of water sports on offer.



Welcome To Hill House

Proudly perched in an elevated position, this imposing red brick property set with charming Georgian sash windows is surrounded by a retaining stone brick wall and is partially secluded by mature planting and trees from the delightful front garden. The wall gives way to an entrance path on one side and a driveway on the adjacent side, with steps ascending to the house.

Front Accommodation

Upon entering the charming front garden through a wooden picket gate, an attractive duck-egg green entrance door with an ornamental pilaster surround opens to:

Entrance Hall

extending to 15'08 (extending to 4.78m)

This well-presented entrance hall featuring dado-height tongue and groove wall panelling has an interconnecting door to the adjacent home and gives access to the following ground floor accommodation:

Sitting Room

15'06 x 12'10 (4.72m x 3.91m)

With a window to the front aspect, rich green interiors and a large fireplace set with a log-burning stove.

Kitchen-Breakfast Room

17'01 x 9'01 (5.21m x 2.77m)

Featuring flagstone flooring, a concealed staircase to the first floor and a door to a cellar. A tongue and groove room divider provides an opening to the kitchen area with a large window to the front, floor tiles and a partially exposed brick wall. Dark grey base cabinets are topped with a wooden countertop which incorporates a butler sink, and space beneath for two appliances with plumbing for a dishwasher. A chimney breast recess provides space for a range cooker. There is access to a pantry with a cloakroom via a dark grey panel door and a snug/dining room via an open doorway.

Pantry and Cloakroom

With wall shelving, a hand basin, and a door to a cloakroom providing a w.c.

Cellar

With steps leading down from the kitchen-breakfast room and plumbing for a washing machine.

Snug/Dining Room

12'0 x 10'07 (3.66m x 3.23m)

An external glazed door to the side leads to a small decked terrace and garden beyond. There is an original fireplace and an interconnecting panel door opening to:

Internal Lobby

Providing a large storage space and a door giving access to the hallway of the adjacent home.

First Floor Landing

Accessed via a wooden staircase from the kitchen-breakfast room, this carpeted space gives access to the following rooms:

Bedroom One

17'03 max x 10'04 (5.26m max x 3.15m)

With dark grey walls and a plush grey carpet, this spacious double bedroom has a hand basin and a double built-in wardrobe beside an original Georgian fireplace. There is also a large recessed cupboard and a window to the front aspect.



Bedroom Two

14'03 x 13'01 (4.34m x 3.99m)

This carpeted bedroom is a further spacious double with a window to the side aspect and is pleasantly decorated including a decorative feature wall.

Bedroom Three

13'03 x 13'03 (4.04m x 4.04m)

A further carpeted, neutral-themed double bedroom which benefits from two built-in wardrobes on either side of an original fireplace. There is a window to the front aspect and a vanity hand basin.

Bedroom Four

6'07 x 5'05 (2.01m x 1.65m)

Providing a carpeted single bedroom, nursery, or home office with a window to the front and a light decor including decorative papered walls.

Family Bathroom

13'01 x 9'01 (3.99m x 2.77m)

With exposed timber floorboards and grey metro tiling above a dark-panelled bath and within a separate shower cubicle with a rainfall fixture. A sanitaryware suite comprises a dual flush w.c. and a pedestal hand basin with white splashback tiling.

Rear Accommodation

A path to the side elevation of the property leads to an additional traditional entrance door set within an elegant pillar surround.

Entrance Hall

extending to 32'01 (extending to 9.78m)

Presented with heritage-style interiors including timber floorboards, this space gives access to the ground floor rooms, steps down to a utility room, an interconnecting lobby, and the first floor via a carpeted staircase with a spindle balustrade and storage cupboards beneath.

Sitting Room

19'03 into bay x 17'11 max (5.87m into bay x 5.46m max)

With a bay window overlooking the rear garden and neutral interiors including a warm-red chimney breast set with a beautiful open fireplace with a marble surround.

Kitchen-Diner

19'06 x 19'01 into bay (5.94m x 5.82m into bay)

Fitted with cream cabinetry with white splashback tiles and a wood-effect countertop including a ceramic sink and drainer with plumbing beneath for a dishwasher. There is space for a cooker and fridge-freezer. With wooden floorboards and an elegant fireplace with an original Adams-style frieze, the room includes an Ideal gas boiler and features a large, characterful arched recess with built-in cupboards on either side. A bay window to the rear incorporates a door opening to:

Garden Room

22'11 max x 17'06 max (6.99m max x 5.33m max)

A spacious room with a grapevine and an expanse of glazing to the rear and each side, plus a polycarbonate pitched roof. The flooring is tiled and there are doors to each side leading to the garden.



Utility Room/Cloakroom

8'06 x 8'02 (2.59m x 2.49m)

This room has two windows to the side aspect, and a worktop with a stainless steel sink with space beneath for two appliances including plumbing for a washing machine. There is also a w.c. and a door giving access to:

Attached Storage Shed

15'05 x 9'0 (4.70m x 2.74m)

With two windows to the side and a glazed door opening to the side garden.

Office

13'05 x 4'09 (4.09m x 1.45m)

Featuring flagstone flooring and a window to the side aspect.

First Floor Landing

Leading to three bedrooms and substantial storage cupboards incorporating an interconnecting door to the adjacent landing. A midway landing gives access to:

Family Bathroom

8'05 x 5'06 (2.57m x 1.68m)

With dado-height tongue and groove wall panelling and a vinyl floor, this grey-themed room has an opaque window to the front and a bathroom suite comprising a dual flush w.c, a pedestal hand basin, and a panelled bath with marble-effect wall panelling and a rainfall shower fixture over.

Cloakroom

Providing a traditional high-level w.c. and a wall-mounted hand basin with grey splashback tiles. There is a vinyl floor and an opaque window to the rear aspect.

The upper landing continues to:

Bedroom One

15'07 x 11'05 (4.75m x 3.48m)

A spacious, neutrally decorated and carpeted double room with a chimney breast in a contrasting shade with an original fireplace. There are two double built-in wardrobes and a window to the rear aspect with original shutters.

Bedroom Two

15'07 x 12'09 max (4.75m x 3.89m max)

Another well-proportioned, carpeted double bedroom with a window to the rear aspect and a two-tone neutral decor. A chimney breast is set with an original, beautifully tiled fireplace.

Bedroom Three

11'08 x 11'04 (3.56m x 3.45m)

Again, this room is a carpeted double size and has a window to the rear aspect and a neutral decor.



Gardens

To the front of the home, a west-facing garden with wooden picket gates on either side has a combination of flagstone and hardstanding terrace areas featuring an original well which is capped. There is a small green lawn area beyond with well-established borders featuring rich shrubs and trees such as fig and cordyline. A large, fully enclosed rear garden faces an easterly direction and is mostly laid to lawn and secluded by mature hedging, shrubs and trees including mulberry and fig. Well-established pampas grass is positioned by a flagstone terrace, providing a peaceful seating spot adjacent to the garden room. Continuing to the side elevation, there is a patio and lawn area with a pathway leading down to a traditional vegetable garden providing raised beds in front of a greenhouse and storage shed. Again, this area has mature trees and shrubs, plus a fabulous grapevine, and is enclosed with a brick wall plus fencing complete with an access gate to the courtyard parking area.

Parking

A courtyard gravel driveway provides ample parking space for up to four vehicles and has a former stable block providing two carport areas and a large storage shed which could also be utilised as an enclosed garage if required. Additionally, the new owners may be interested to know that planning permission was previously granted for a driveway to be installed to the rear of the plot via Wrax Road.

Offering an abundance of flexible accommodation, Hill House is a magnificent, generously proportioned home boasting period character and charm within this historical village location. A viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: E

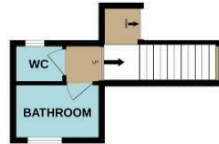
Services: Mains water and drainage, gas, electricity.



GROUND FLOOR
2097 sq.ft. (194.8 sq.m.) approx.



1ST FLOOR
137 sq.ft. (12.6 sq.m.) approx.



2ND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



TOTAL FLOOR AREA : 3689 sq.ft. (342.7 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.
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Energy Efficiency Rating		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
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	EU Directive 2002/91/EC		

Agent Notes:

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