



Susan Payne  
PROPERTY  
PROUDLY PRESENT FOR SALE



# The Mill House

Main Road, Alverstone, Isle of Wight PO36 0EZ

£795,000  
FREEHOLD



Set in the idyllic village of Alverstone, The Mill House is a beautiful, detached period home complete with three double bedrooms, four reception rooms, expansive riverside gardens and a driveway and large garage.

- Family home set on the banks of the eastern river Yar
- Three naturally light and spacious double bedrooms
- Versatile floorplan with multiple configuration options
- Beautiful, idyllic gardens with access on to the river
- Direct access into the surrounding nature reserve
- Period features and character throughout
- Family bathroom, ensuite and separate cloakroom
- Glorious views across the river and rural landscape
- Set in an Area of Outstanding Natural Beauty
- Just a short drive to local amenities

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

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This unique period property was formerly a tearoom and gardens, set on the riverbank and extremely popular for excursions in the post-war years, with visitors arriving by steam train or by boat. The Mill House today is a substantial home, with generously proportioned rooms and versatile accommodation that could be configured in a number of different ways to suit a new owner. The property has been maintained to a high standard throughout, with neutral décor and luxurious finishes perfectly enhancing the period charm and character of the original building. Accommodation comprises a welcoming entrance hall, spacious sitting room, a snug, which could also be utilised as a fourth bedroom, a kitchen, utility room, dining room and a cloakroom on the ground floor, with a gallery landing, three double-bedrooms, one of which is ensuite, a family bathroom and a study area on the first floor. Outside, there is a driveway, mature front garden, large single garage, with an internal door to the house, and a spectacular rear garden perfectly arranged to enjoy the surroundings.

The tranquil location remains as alluring today as it was in the heyday of the tearooms, with the gentle sound of the river Yar cascading over the adjacent mill weir, and the abundance of visiting wildlife that a waterside garden attracts. The steam railway line has long-since closed, but is now a bridleway, with a gate from the garden of The Mill House providing direct access to a fabulous network of rural paths which criss-cross the Island. Nestled within an Area Of Outstanding Natural Beauty, the village of Alverstone enjoys the perfect balance of a peaceful environment and the convenience of the towns of Shanklin and Newport only a short drive away. Shanklin provides extensive amenities with a wide range of shops and supermarkets, pubs and restaurants, cultural activities, and glorious sandy beaches. Newport, the Islands central town, is located just under half an hour away which also provides a wide range of shops and supermarkets, eateries, and events. Alverstone is also positioned on the fringes of the quaint village of Newchurch which boasts a highly regarded pub.

### **Welcome to The Mill House**

From the quiet Main Road, the enchanting brick and stone façade of The Mill House blends perfectly with the surrounding period properties. Leaded hardwood double-glazed windows are a fantastic addition and add to the character, as does the mature planting in the front garden that enhances the kerb-appeal even further. A pedestrian gate leads onto a flagstone courtyard, with a storm porch creating a welcoming entrance. A decorative hardwood front door leads into the entrance hall.

### **Entrance Hall**

*extending to 26'6" (extending to 8.09m)*

Neutral décor combines with a high-quality carpet and period dado rail to create a welcoming ambience. Two pairs of glazed double doors lead into the sitting room, plus there are doors to the snug, kitchen and to the ground floor cloakroom. Stairs lead to the first floor, and there is space under for a small study or desk area.

### **Sitting Room**

*25'4" x 13'11" reducing to 13'1" (7.74m x 4.26m reducing to 3.99m)*

Expansive and light, the sitting room benefits from triple aspect glazing providing lovely garden views. The neutral décor continues, as does the high-quality carpet and period dado rail.

### **Snug**

*14'8" into bay x 11'10" max (4.49m into bay x 3.63m max)*

The snug is presented in a fabulous period green hue, over a high-quality carpet. Dual aspect glazing comprises a window to the side aspect and a large box-bay window to the front, filling the room with natural light. The snug is arranged around a large fireplace, complete with oak mantle and characterful flagstone hearth, and also has the benefit of a built-in bookcase.





### **Cloakroom**

Recently updated, the cloakroom is decorated with neutral wall tiles, stone mosaic detailing and travertine floor tiles, and has the benefit of two windows which provide plenty of natural light. The cloakroom features a contemporary pedestal basin and a dual flush low-level WC with a concealed cistern.

### **Kitchen**

*12'11" x 11'7" (3.96m x 3.55m)*

The kitchen comprises a wonderful mix of base and wall cabinets, finished in limed oak and complemented by white roll-edged worktops, a travertine tiled floor and splashbacks and elegant, soft green walls. A 1.5 bowl sink and drainer is set beneath a window to the side aspect, and features a swan neck mixer tap, and integrated appliances include a pair of AEG ovens and twin fridges, plus there is also space and plumbing for a dishwasher. A useful stable door opens to the back garden, there is a door to the utility room, and an open arch leads into the dining room.

### **Dining Room**

*21'6" x 6'11" (6.57m x 2.12m)*

The green décor and travertine floor tiles flow through into the dining room from the kitchen, to create a cohesive scheme. Large French doors combine with full height glazing to connect inside and outside spaces, and also provide access and views over the rear terrace, gardens and landscape beyond.

### **Utility/Boot Room**

*9'3" x 7'1" (2.84m x 2.18m)*

Ideally positioned with a door to the rear garden, and a door into the garage, the utility also doubles as a perfect boot-room. Travertine floor tiles continue, and a useful fitted worktop has an integral sink and drainer with cupboards under and space/plumbing for a washing machine and freezer. There is a window overlooking the driveway, and built-in cupboards neatly conceal the electrical consumer panel and the Worcester combi boiler.

### **Garage**

*19'4" x 15'2" (5.90m x 4.63m)*

The garage is a good size, and has the added benefit of a loft space which provides even further storage options. The garage has a smooth electric roller door, a painted concrete floor, plenty of strip lighting and an abundance of sockets.

### **First Floor Landing & Study Area**

*extending to 13'1" (extending to 3.99m)*

The high-quality carpet continues from the hallway up the stairs and flows onto the gallery landing and into all three bedrooms. The staircase has an ornate period balustrade with hardwood handrail, complemented by a dado rail and soft, neutral colour scheme. At the top of the stairs, a nook provides a perfectly proportioned study area, complete with a built in desk and twin windows which provide glorious river and rural views. From the landing, doors lead to all three bedrooms and to the family bathroom.

### **Bedroom One**

*15'7" x 12'0" (4.76m x 3.67m)*

Generously proportioned, the primary bedroom suite is presented in a chic period teal scheme. Twin aspect windows provide lovely views over the front garden and to the side aspect to the site of the original mill. There is a large built-in double wardrobe, and an archway which leads to a dressing area. The dressing area features further built-in wardrobes, a dressing table with mirror and lighting over and additional built-in storage cupboards. From the dressing area, a door leads into the ensuite.



### **Ensuite**

*8'2" x 12'11" max (2.51m x 3.96m max)*

Luxurious in scale and appointment, the ensuite is presented in a monochrome tiling scheme and comprises a full-size Jacuzzi bath, separate walk-in shower, a pedestal basin and a low-level WC. The ensuite also benefits from built-in storage, a large mirror with lighting and a window with patterned glass for privacy.

### **Bedroom Two**

*13'1" x 11'8" max (3.99m x 3.58m max)*

Opulent dark walls create an enchanting bedroom, with a large window perfectly framing the view over the garden, river and rural landscape beyond. The second bedroom also has a large built-in double wardrobe and a characterful chimney breast complete with a period cast fireplace.

### **Bedroom Three**

*11'10" max x 10'1" (3.63m max x 3.08m)*

The third bedroom is another generously proportioned room, with a window overlooking the front garden. The bright ambience is enhanced with a light neutral colour scheme, and this bedroom also benefits from a built-in double wardrobe and a hatch which provides access to the loft.

### **Family Bathroom**

*7'1" x 5'4" (2.16m x 1.65m)*

Fully tiled in a neutral scheme, the family bathroom comprises a full-size bath with a shower over and a sleek glass screen, a contemporary pedestal basin with an illuminated mirror over, a matching low-level dual-flush WC and a heated chrome towel rail.

### **Outside - Front**

To the front, a stone and brick wall creates privacy, and a broad gravel driveway provides parking for multiple vehicles and also leads on to the garage. A flagstone courtyard spans the centre part of the house, and the front garden is softened with an abundance of mature borders overflowing with well-kept plants and well-established trees. A wide gravel path is surrounded by further planting and leads to the side of the house to a secure gate to the rear garden.

### **Outside - Rear**

The rear garden is a stunning combination of lawns, a dining terrace, well-established pergola, borders with dry-stone walls and spectacular mature planting, and all set alongside the beautiful river Yar. The enchanting sound of the river meandering through the garden and bubbling over the adjacent weir adds to the atmosphere and tranquillity, with plenty of spots to sit and enjoy the surroundings on the lower lawn and riverbank. The rear garden also benefits from a pair of good-size potting sheds and a beautifully constructed covered loggia, ideal for log storage. The garden also benefits from a gate which leads directly onto a footpath which connects to the local network of rural paths through the neighbouring nature reserve.

The Mill House represents an extremely rare opportunity to purchase a substantial and historic riverside home, set in an extremely desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: F

Services: Mains water, gas, electricity and drainage



GROUND FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.

1ST FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 2130 sq.ft. (197.9 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		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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