

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

The Mount

The Mall, Brading, Sandown, Isle of Wight PO36 OBS



Perched upon the hillside commanding breathtaking panoramic views, The Mount represents a rare opportunity to acquire an exquisite six-bedroom Victorian residence complete with a heated swimming pool and a pool house.

- Impressive six-bedroom Victorian Villa
- Breathtaking panoramic views
- Lower ground level with home study and utility room
- Four versatile reception rooms
- Convenient location for local amenities
- Heated outdoor swimming pool with a pool house
- Exceptional principal suite
- Fantastic, south-facing tiered garden
- Ample driveway parking and an integral triple garage
- Offered for a chain free sale

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

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Dating back to 1860, this magnificent property is a true masterpiece, blending the elegance and charm of a bygone era with modern amenities and luxuries. The property has been lovingly owned by the current vendor for the past 36 years who has ensured a well-maintained home and applied graceful interiors throughout, perfectly complementing the period grandeur. Providing generously proportioned accommodation, the design of this property ensures that it offers unobstructed, far-reaching views of the surrounding countryside and the sparkling sea in the distance which can be admired from the living quarters and the majority of the bedrooms with an extensive south-facing balcony spanning the width of the property, from which you can fully appreciate the picturesque outlook.

Upon entering the villa, the impressive entrance hall provides a sense of grandeur which echoes throughout the home. The entrance hall proceeds to three spacious reception rooms, each with its own serene ambience and purpose, whether it be a formal dining room, a cosy library, or a comfortable family room. The ground floor is also home to a delightful kitchen-breakfast room, and a ground-floor cloakroom providing extra convenience for guests. From the kitchen is access to the lower ground floor level which gives access to the triple garage, and comprises a utility room with a cloakroom plus an outdoor drying area, and a large home study providing a fantastic solution for a private home business set-up. The six bedrooms of this Victorian villa are spread across the two upper levels, offering privacy and tranquillity to its occupants. The principal suite is a haven of luxury, featuring a spacious bedroom with an open plan aspect to an opulent en-suite bathroom with a freestanding bathtub and a separate shower. Each of the remaining bedrooms are served by a bathroom or shower room located on each floor with an en-suite allocated to bedroom two. Maximising the glorious views from its elevated position, the fourth reception room, utilised as a drawing room, is located on the first floor and could equally provide the flexibility to be an additional luxurious suite if desired.

With a secure gated entrance, the villa occupies beautifully tired south-facing grounds with an extensive driveway leading to an integral triple garage and a veranda at the front of the property from which you can admire the views while basking in the sunshine. The highlight of the outdoor space is undoubtedly the swimming pool, providing a refreshing oasis and fun family gatherings on warm summer days. Offering a convenient space for changing and poolside refreshments, the accompanying pool house is fitted with a kitchen, a shower room plus a separate cloakroom, and incorporates a living area for relaxing and entertaining. Beyond the pool area, a lower level of the garden has recently been planted with an assortment of new sapling fruit trees, ready for the new owners to enjoy their flourishing fruits and pretty springtime displays over the years.

Located on the East side of the Isle of Wight, a short distance from the seaside towns of Ryde and Sandown, The Mount enjoys an enviable position within the historic village of Brading. With its famous iron bullring in the centre of the village, Brading boasts a local store 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 rural footpaths including a spectacular trail across Brading Down which passes Nunwell Hangar, a small copse filled with large Beech trees providing the perfect sanctuary for the Isle of Wight's red squirrel population and a whole host of wildlife. Brading enjoys 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 bustling high street and boasts award-winning beaches with a range of water sports on offer.

Welcome to The Mount

As you approach the villa from The Mall, a tall boundary wall gives way to a set of double electric gates which open to the grounds providing a secure environment and privacy from the road. The glorious views are immediately revealed and a block-paved driveway spans across the front of the property passing the veranda and continuing to an integral triple garage. Beyond the driveway, the grounds continue to the front with its tired garden and swimming pool, and a grand solid front door opens to the entrance porch and hall.



Entrance Porch and Hall

hall extending to 24'07 (hall extending to 7.49m)

With a secure phone entry system, the porch area has a set of wood-framed glazed French doors opening to a generous entrance hall with high ceilings, adorned with an ornate ceiling rose and an archway, and pristine floor tiling in a classic monochrome theme creating an immediate sense of sophistication. Wooden panel doors lead to each of the rooms on this level and there is an under-stair cupboard beneath a carpeted staircase with a spindle balustrade. A fresh-white wall decor enhances the natural light and there is also a radiator as well as a central heating thermostat.

Sitting Room

14'01 x 14'0 (4.29m x 4.27m)

Featuring a large window to the front overlooking the garden and the glorious views beyond, this neutrally decorated room is dressed with a plush carpet and has an open aspect to the dining room with folding doors between the two spaces, providing the flexibility to be arranged as one large room or two separate rooms. This room is warmed by two radiators and also features a ceiling rose.

Dining Room

14'01 x 13'01 (4.29m x 3.99m)

Providing continuity, the cosy carpet flows to the large dining room with glazed French doors opening onto the side paved garden. A gas fireplace with an ornate surround creates a striking focal point and a ceiling rose adds a further decorative feature. Also located here are two radiators and a door to the entrance hall.

Living Room

16'01 into bay x 14'02 (4.90m into bay x 4.32m)

Full of natural light, this carpeted room enjoys a dual aspect with a large window to the side and a large bay window to the front, offering picturesque views and radiators beneath. Characterful features include a gas fireplace with a marble surround, an ornate ceiling rose and decorative wallpaper panels providing an elegant contrast with the overall neutral wall decor. A wooden panel door gives access to the kitchen-breakfast room.

Kitchen-Breakfast Room

14'03 x 13'04 max (4.34m x 4.06m max)

With a window to the side offering lovely views of Culver Down, this room is fitted with classic shaker-style wall and base cabinets in white with a dark granite countertop which incorporates an induction hob beneath a concealed cooker hood and a 1.5 composite sink and drainer. The cabinets provide an integral waist-height oven with a microwave above and a warming plate drawer beneath. There is under-counter space and plumbing for a dishwasher and a walk-in larder cupboard, currently utilised for housing an American-style fridge/freezer. The room is finished with a monochrome-themed tiled floor, dark gloss splashback tiling and recessed downlighting. A glazed door leads to the lower ground floor and a panel door opens to the entrance hall.

Cloakroom

With an opaque glazed window to the side, this space provides a fully tiled cloakroom with a dual flush w.c, a pedestal hand basin, and a bidet. There is also a chrome heated towel rail and a round flush ceiling light.

Lower Ground Floor

With a cupboard at the top housing a Vaillant gas boiler and hot water cylinder, a carpeted staircase from the kitchen leads down to a lower hallway with doors giving access to:



Home Study

21'08 x 11'0 (6.60m x 3.35m)

Finished with neutral wall decor and a coordinating cosy carpet, this large room boasts ample built-in cupboards and exhibits an original Victorian stove. Warmed by a radiator, this room also has a window to the side, a secure phone entry system for the entrance gates and a series of strip ceiling lights.

Utility Room

9'04 x 8'11 (2.84m x 2.72m)

Benefitting from direct access to an outdoor drying area, this space is fitted with cream base cabinets topped with a wood-effect countertop providing space and plumbing beneath for a washing machine, as well as space for a tumble drier. There is a wall-mounted sink, a neutral tiled floor and a door opening to a cloakroom with a low-level w.c. and a window to the rear.

Triple Garage

23'06 x 21'10 (7.16m x 6.65m)

With a window to the side, this generous triple garage benefits from power, lighting, and an electric door.

First Floor

Continuing with the plush cream carpet from the staircase, the first floor landing has traditional panel doors to the rooms and features full-height internal glazed panels allowing for natural light to flow from the drawing room. Upon the halfway landing is access to a bathroom.

Bathroom

16'05 x 3'08 (5.00m x 1.12m)

Enjoying natural light from a window on both sides of the room, this space is finished with green and white wall tiling and dark floor tiling. The room provides a dual flush w.c, a pedestal hand basin, and a bath with a shower fixture over. Also located here is a radiator and two sets of spotlight fixtures.

Principal Suite

16'07 x 11'03 (5.05m x 3.43m)

With a glazed partition wall providing partial separation from the en-suite, this spacious bedroom enjoys French glazed doors opening to a decked balcony offering ample space to sit and admire those breathtaking rural views extending to Sandown Bay. Benefitting from three built-in wardrobes with sliding doors and extra storage cupboards above, this bedroom offers plenty of space to accommodate clothing and is fitted with a plush cream carpet. A ceiling rose and a radiator are also located here.

En-suite Bathroom

13'11 x 10'01 (4.24m x 3.07m)

Beautifully presented with stone-effect wall tiling and large-scale dark floor tiles in a gloss finish, this luxurious en-suite features a double-ended spa bath, a double-sized walk-in rainfall shower, and duo wall-mounted hand basins. A low-level w.c and a bidet are separated from the rest of the room by a partition wall, providing subtle privacy. There is also a chrome heated towel rail and a window to the side with a radiator beneath.

Drawing Room/Additional Bedroom

21'06 max x 14'02 max (6.55m max x 4.32m max)

Bathed in natural light, this beautiful room maximises the views from all windows, with a window to the side and a large bay to the front fitted with a fantastic window bench. Featuring glazed French doors opening to the decked balcony, this room has a gas fireplace with an ornate surround, a neutral wall decor and two decorative ceiling roses. Also located here are two radiators.



Bedroom Two

14'03 x 13'04 max (4.34m x 4.06m max)

Again, dressed with a plush cream carpet, this neutrally decorated double bedroom enjoys a window to the side offering fabulous views across Brading marshes to Culver Down. Featuring a ceiling rose and a feature fireplace, this room also has a built-in wardrobe and a door to:

En-suite Shower Room

9'03 x 3'08 (2.82m x 1.12m)

Featuring an opaque glazed window to the side, this room comprises a large shower cubicle, a fitted vanity unit incorporating a dual flush w.c. and a hand basin with a mirror over. Warmed by a chrome heated towel rail, this room is fully tiled in white and also includes a round flush ceiling light.

Second Floor

A further turning staircase from the first floor ascends to the second floor where the plush carpet and spindle balustrade continue. Again, the halfway landing provides access to washroom facilities, serving the second floor, and there are a series of panel doors leading to four bedrooms where the landing carpet also proceeds.

Shower Room

10'01 x 3'08 (3.07m x 1.12m)

Benefitting from a window on each side, this space provides a shower cubicle, a vanity hand basin unit, and a dual flush w.c. Finished with a dark tiled floor and white wall tiling, this room also has a round ceiling light and a chrome heated towel rail.

Bedroom Three

12'06 x 8'09 max (3.81m x 2.67m max)

Featuring a window to the front aspect offering fantastic elevated views, this neutrally decorated double room exhibits an original feature fireplace and has folding doors, adjoining with bedroom six.

Bedroom Four

12'08 x 8'10 (3.86m x 2.69m)

Again with elevated views from a window to the front and a radiator, this neutral themed double bedroom has a taupe-coloured papered feature wall and a radiator.

Bedroom Five

8'08 x 8'02 (2.64m x 2.49m)

This fifth double bedroom has a window to the rear and has a light and airy decor.

Bedroom Six

8'10 x 8'0 (2.69m x 2.44m)

Adjoining bedroom three via folding doors, this bedroom has a window to the rear aspect and a taupe-coloured papered feature wall.

Garden and Swimming Pool

Offering the ultimate outdoor lifestyle, a walled tiered garden enjoys complete privacy and is set to the front of the property, surrounded by mature plant borders with shrubs, hedging and trees, creating further seclusion. From the driveway at the top, a gently sloping path leads down to a fantastic swimming pool area with ample space to arrange sun loungers and seating. The pool benefits from a new economical heat pump and there is a detached pool house situated alongside, providing additional amenities and services whilst spending time around the pool. A well-kept lawn area wraps around the pool area and a private, lower garden area to the front of the plot is laid to lawn and has recently been planted with a range of fruit trees. Additionally, this spacious lower section of the garden could potentially provide an opportunity for development (subject to planning permission).



Pool House

15'10 x 10'10 (4.83m x 3.30m)

Immaculately presented in a neutral colour scheme throughout, this detached pool house has a window to the side and has been arranged to offer a lounge/dining area adjacent to a kitchen area fitted with base wood-effect base units topped with a dark countertop. With dark splashback tiling, the kitchen area provides an electric oven and a circular stainless steel sink and a separate drainer. Two separate doors lead to a cloakroom with a low-level w.c. and a shower room providing a vanity hand basin plus a large shower cubicle. The pool house has a series of ceiling lights and is warmed by electric heating.

Parking

A driveway to the front provides ample off-road parking and leads to a triple garage with an electric door.

In summary, this six-bedroom Victorian villa is a testament to timeless elegance and exceptional craftsmanship. With its four reception rooms, breathtaking views, swimming pool, and pool house, it offers the perfect balance of luxury, comfort, and natural beauty. An early viewing is highly recommended through the sole agent Susan Payne Property.

Additional Details

Tenure: Freehold

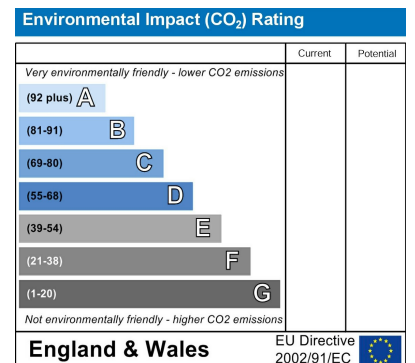
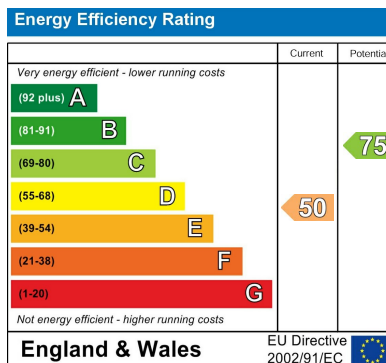
Council Tax Band: G

Services: Mains water and drainage, gas central heating, electric.



TOTAL FLOOR AREA : 3129 sq.ft. (290.7 sq.m.) approx.

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