



St Helens Station, Station Road, St Helens, Isle of Wight



*An exceptional opportunity to purchase a historic property, which has not been on the market for almost 70 years, offering extremely rare, expansive views over an RSPB nature reserve and the River Yar from its magical 14-acre gardens*

VIEWING:

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**ST HELENS STATION**

Steeped in history this property was constructed in 1877 and opened in 1882 as St Helens Station, where it formed an important role on the Island Railway Line for over 70 years with its prime location on the edge of the harbour between St Helens and Bembridge on the eastern coast of the island. Serving as the main commercial docks on the island, both freight and passengers passed through the station until the Bembridge line was closed in 1953 and was purchased by the grandparents of the present owning family a few years after.

**STATION HOUSE**

When the family took over, the old station building was converted into an expansive family home with magical gardens, the old oyster beds where the children learned to row.

The old station platform was glassed in to create a large conservatory filled with exotic plants, incredible views, day-long sunshine, with a unique eating area at one end and space to curl up with a good book or watch the wildlife at the other.

The property still carries an array of character and period features with unique detailing in the brickwork, typical of its era. Internally, there are high ceilings, grand reception rooms, a large central conservatory in the center of the house, and stunning views through immense glass windows running the whole length of the southern elevation of the house.

The house presently provides extensive and very versatile accommodation, currently with seven bedrooms, 4 / 5 of which being ensuite including a self-contained annexe with separate entrance.

Gardens extend to over 14 acres and comprise formal gardens with planted borders, far reaching views, woodland and magical walks along the former railway line to the west leading to even wider views







over the marshland which has been designated as an area of Special Scientific Interest which includes the RSPB Nature Reserve and River Yar.

The tarmac tennis court to the rear of the house provides plenty of options for the space including the possibility of being replaced with ancillary buildings or a swimming pool. There are also garages/workshops, greenhouses and a separate office with its own gated access onto Station Road, through the back gate and driveway.

The principal entrance is a driveway sweeping within mature trees from Embankment Road with a large central herbaceous border and a small path leading to a summer house tucked away behind the entrance to the property.

Plans have been approved to show the potential to transform the dated current house into an outstanding, modern, contemporary space with open plan living areas incredible views, 6 ensuite bedrooms, swimming pool and pool house.

Ideally placed between St Helens Green and Bembridge, on the edge of the picturesque Bembridge Harbour, there is easy access to a variety of wonderful walks whether coastal along the causeway leading to the sand dunes of the Duver and the family-friendly beach or inland through the nature reserve and out towards the downs. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, an antiquarian bookshop, along with the country's largest village green.

For boat lovers, there are moorings in the harbour, walking distance from the house, just across the road at the end of the front drive. The harbour enjoys extensive mooring facilities and sailing clubs at

Bembridge and Brading Haven. Bembridge village has a further range of amenities including a coffee shop, butchers and farm shop. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Appley and Priory Bay.

#### EXISTING ACCOMMODATION

##### GROUND FLOOR

**ENTRANCE** Steps rise to an entrance lobby with dual aspect windows overlooking the side and southerly lawn.

**CLOAKROOM/W.C.** With plenty of wall space for hanging coats and boots. Pedestal wash basin with electric heated water, separate W.C. with cupboard.

**MORNING ROOM** With wooden floors, low level radiators and large picture windows looking out across the River Yar and nature reserve and to Culver Down.

**GARDEN ROOM/CONSERVATORY** With tiled floors, high ceilings and plenty of natural light this is a very special space with extraordinary views which turn to gold when the evening sun catches the reeds. An ideal, year round sunny spot for dining area, relaxing with a book or simply observing the wildlife. This space also provides a perfect inside/outside area for exotic plants and climbing vines.

**DINING ROOM** A room of excellent proportions with a fireplace housing a gas fire with oak mantle and windows overlooking the easterly aspect.





**KITCHEN/BREAKFAST ROOM** Housing a dated Smallbone kitchen, but with excellent proportions the current kitchen has a comprehensive range of undercounter and wall-mounted storage units with Corian formed worktops a Smeg 6 ring gas hob, separate Miele oven with extractor hood over and space and plumbing for an American style fridge freezer. Tiled splash backs and terracotta tile floor.

**SITTING ROOM / LIBRARY** With balanced proportions and views over the rear aspect this large reception room has plenty of shelving for books and a small utility space / scullery kitchen off.

**BEDROOMS 1, 3 & 5** The ground floor comprises a further three ensuite double bedrooms. The main bedroom enjoys stunning dual aspect views to the south and a generous ensuite bathroom and dressing room.

**FIRST FLOOR** Stairs rise to the First Floor where there are a further four double bedrooms and three bathrooms (including the annexe). This floor offers excellent views over the marshes, wetland and gardens and toward the lake in a westerly aspect.

#### **ANNEXE/SELF CONTAINED FLAT**

A self-contained annexe accessed via an external wrought iron staircase and also connected via the first-floor corridor has a balanced arrangement of sitting room, kitchen/breakfast room and two ensuite bedrooms.

#### **OUTSIDE**

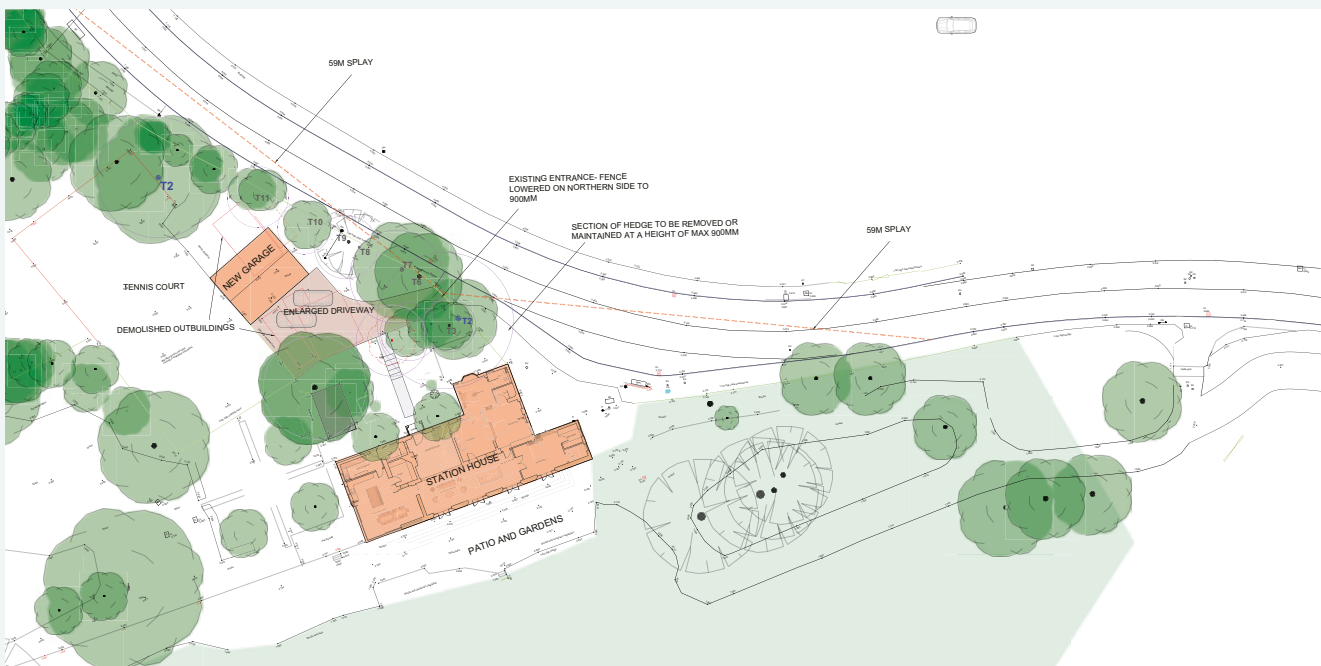
The grounds of St Helens Station are exceptional and totally unique. Situated on the edge of the RSPB nature reserve and with the feature of the former railway line (now lawns) running past the house, through the gardens and along the banks of the river, there are many separate sections of the garden including two summer houses (one at each end of the property, both brick built) and of course rare views directly across the marshes with its waterways rich with birdlife and the River Yar running to the harbour in the east.

Station House is accessed via a sweeping driveway approaching the house from the east within mature trees including several Macrocarpa.

Formal gardens and a terrace on the former platform at the southerly elevation provide a beautiful entertaining space with far-reaching views over the marshes and beyond. Extending to the River Yar in the south and along the raised former rail line heading to Bembridge or inland and toward Ryde the grounds extend to 14.42 acres of gardens, waterways and woodland. There is a magical walk along the old railway line to a remote spot where one of the summer houses is positioned, providing a quiet resting point overlooking the nature reserve, towards Bembridge Harbour.







There are further areas of interest including a lower garden with a range of mature tree, rose bed and various arched walkways among flower beds containing an array of planting and also a formal herb garden at the higher level, although much of the gardens and gateways now are in need of cutting back to rediscover its full glory. There are further mower storage/garden sheds at the beginning of the railway line walk. A fully equipped home office chalet provides perfect business premises, studio or gym, looking over the herb garden. The tennis court is laid to tarmac and now overgrown but offers an excellent space for further gardens/ancillary buildings or a swimming pool. At the rear there is a clippings area and two greenhouses where the rear driveway parking is located along with a double garage and gated access onto Station Road.

**SERVICES** Mains water, electricity, gas and drainage. Heating is provided by gas fired boiler and delivered via radiators. Meters are divided separately between the house and the annexe.

**PLANNING PERMISSION** Planning application for remodelling Station House LPA Ref No: 24/00411/HOU has been approved on 9.8.24 as follows: Demolition of the existing lean-to; proposed single and part two storey extension with balcony; replacement garage.

**MISCELLANEOUS** There is access granted to the environment agency to the sluice gates and bridge over the River Yar.

**COUNCIL TAX** Band G

**TENURE** The property is offered freehold

**EPC Rating** D

**POSTCODE** PO33 1YF

**PHOTOGRAPHS** Some photographs are historical or taken several years ago.

**VIEWINGS** All viewings will be strictly by prior arrangement with the joint selling agents:

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