



WESTHILL

Church Road, Bembridge, Isle of Wight, PO35 5NA





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A stunning Edwardian Villa, extending to just over 6100 sq.ft or (570m²), set in the heart of the coastal village of Bembridge, within a large plot extending to just under 2.25 acres of gardens, grounds and woodland with private, direct access to Bembridge Harbour via a coastal path.

Main House

Ground Floor: Porch | Entrance Hall | Kitchen | Dining Room | Snug | Larder | Laundry Room | Coat Room | Basement | W/C x2 | Plant Room
Kitchen/Breakfast Room | Secondary Kitchen/Dining/Lounge | Pantry

First Floor: Master Bedroom, with en-suite, dressing room and balcony | Large Landing | Three Double Bedrooms, all en-suites
Laundry room | Dressing room | Balcony off the Landing

Second Floor: Three double bedrooms, two with en-suite | Shower Room | Landing with Office/Snug Area

In all, extending to just over 6100 sqft or 570m²

Gardens and Grounds

Gravel Driveway | Pond | Sun Terrace | Courtyard | Lawned Rear Garden | Herbaceous borders | West facing garden | Large private walled garden

Extending to 1.21 Acres

Buildings

Three Bay Car Port | Summer House | Stable Block | Potting Shed

Woodland

Block of woodland extending to 1 acre | Direct access to coastal path leading to Bembridge Harbour

Guide Price: £2,750,000

In all extending to 2.24 acres (0.90ha)

LOCATION

Nestled in the heart of the Coastal Village of Bembridge on the sought-after Church Road, sits Westhill.

Situated in a prime location, Westhill benefits from its proximity to the vibrant village of Bembridge, with its array of shops, cafés, and stunning coastline. Offering timeless elegance and contemporary living, Westhill presents a rare opportunity to acquire a residence in one of Bembridge's most prestigious locations.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub.

There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire. The Island is blessed with a number of boutique hotels and restaurants, including The Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.

HISTORY

Westhill, was constructed in 1906 for Reverend Francis, the Vicar of Bembridge, and showcases the incredible Edwardian style craftsmanship and timbered architectural style.



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THE PROPERTY

Westhill is a fine Edwardian style residence enjoying a large plot with views towards The Solent (seasonally dependent) and over the grounds and gardens. Believed to date back to the early 1900's, the property benefits from the characterful features one might expect as well as contemporary improvements providing an excellent balance. The plot extends to 1.21 acres.

The property features spacious accommodation with multiple reception rooms and well-proportioned bedrooms. Period features such as vaulted ceilings, bay windows, and original fireplaces add warmth and character, while a contemporary kitchen, updated bathrooms, and efficient heating provide modern convenience. Outside, the beautifully maintained gardens offer an ideal space for relaxation or entertaining.

Ground Floor

Entrance Hall

A large mostly vaulted formal entrance with large open fire, timber panelling, herringbone floor, bay window area and views towards the stunning timber staircase that leads to the first floor.

Kitchen

A stunning triple aspect kitchen with bespoke units, Lacanche range cooker, top specification integrated appliances, granite worktops and kitchen island.

Larder

The kitchen also benefits from a large larder and space for dining, and a large granite fireplace.

The kitchen has a separate larder with integrated units and a second fridge freezer.

Snug

Off the kitchen, there is a cosy snug with open fireplace, and large windows overlooking the rear garden.

Dining Room

A good-sized double aspect dining room with timber floor, panelled walls, a tile finished open fireplace and large bay windows. There is also a secret door through to the secondary kitchen/dining/lounge.

Pantry

A multi-use room, currently used as a wine store/cool room, containing storage units and a wine cooler.

W/C

A ground floor w/c with w/c and sink.

Inner Hall

Well-lit and flagstone tiled, providing access to the secondary kitchen/lounge, laundry room, W/C and secondary staircase.

Secondary Kitchen/Dining/Lounge

A generous space that can be used as a self-contained living area.

Containing an open plan kitchen with two oven Aga, granite worktops, and integrated appliances including; fridge freezer, bespoke coffee machine and wine cooler.

A dual aspect vaulted dining area with skylight, herringbone floor, and doors leading to the front garden.

The lounge area contains an architecturally styled integrated fireplace.

Basement

With window and fireplace, this well-appointed storage space provides shelving, a further large pantry and tertiary space used as a wine cellar.

Laundry Room

Thoughtfully finished with herringbone tiled floor, granite worktops, further storage, plumbing and ample room for appliances.

Coat Room

Discreetly located, herringbone tiled and perfect for all boots coats.

W/C

Small W/C with w/c and sink.

Two staircases lead to the first floor

First Floor

Landing

A large wrap-around landing accessed by the main staircase, with balconette access and seating area by the bay window.





Master Bedroom
A delightful double bedroom with large bay window providing sweeping/180 views over the rear garden, Bembridge Harbour, and Brading Downs. Off the master bedroom there is a large dressing room, a spacious en-suite, with walk-in shower, bath and vanity unit, doors to the balcony and views of the harbour.

Bedroom Two
A large double bedroom with views over the rear gardens. The bedroom enjoys a walk in wardrobe, en-suite bathroom with W/C, shower, and vanity sink.

Bedroom Three
A good sized double bedroom, with views over the front garden. Complete with an en-suite shower room, w/c, shower and vanity sink.

Bedroom Four
A double bedroom with balconette access, ensuite bathroom, w/c, basin and bath.

Laundry
A good sized space, currently housing some unit cupboards, with plumbing for either a bathroom or utility/laundry room.

A staircase leads to the second floor.

Second Floor

Landing
Extending towards the rear of the property, with office space to the right, and further storage.

Bedroom Five
A dual aspect double bedroom, with views over the rear garden and Bembridge Harbour. Complete with a well finished en-suite shower room comprising walk-in shower and vanity unit.

Bedroom Six
A single aspect double bedroom, with spacious en-suite bathroom and loft access.

Bedroom Seven
With views over the front garden, currently set up as a children's room, with twin and bunk beds. Can be used as a double bedroom.

Bathroom
Located off the landing area, a fully tiled shower room with w/c and skylight.



GARDENS AND GROUNDS

The gardens and grounds surrounding the property extend to about 1.21 acres. Enjoying a large private gravel driveway leading to the front of the property, garage and three bay car port. A laid to lawn rear garden includes a pond and fountain, a variety of mature hedgerows, trees and shrubs, an old stable block (separated into three store rooms) and a beautiful wraparound terrace with views towards the Solent. The front courtyard is incorporated by a walled garden complete with BBQ area, herbaceous borders, potting shed and summerhouse.

Approximate Gross Internal Floor Area
Total Area: 571 sq.m or 6,146 sq.ft

Not to scale



IMPORTANT NOTICE
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GENERAL REMARKS

Method of Sale

Westhill is for sale by private treaty.

Rights of Way

There are no public or private rights of way over the property.

Access

The property is accessed directly from the public highway, Church Road.

Services

Westhill is connected to all mains services, and benefits from either an electric or wet underfloor heating system to all floors.

The buildings are connected to mains water and electricity.

Broadband

76Mbps Download and 18 Mbps Upload.

Tenure and Possession

Freehold with vacant possession on completion.

Council Tax

Band - H

EPC:

D

Local Authorities

Isle of Wight Council

Planning

The property is not listed though is set within the Bembridge Conservation Area.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Postcode

PO35 5NA

What3Words

///success.marker.heightens

Viewing

By appointment with BCM Wilson Hill only.

Selling Agent
Thomas Dawson
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NB. These particulars are as at April 2025 and photography taken April 2025.



Isle of Wight

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