



MOONS HILL HOUSE

Moons Hill, Totland Bay, Isle of Wight, PO39 0HS





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

MOONS HILL HOUSE

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A fine country house, recently renovated and refurbished to an award winning standard, set within grounds and gardens of about 8.51 acres (3.44 hectares).

MOONS HILL HOUSE

Ground Floor: Porch | Substantial boot room with w/c | Bedroom with En-Suite | Entrance Hall

3,853 sqft (358 sqm)

Lower Ground Floor: Kitchen/Breakfast Room with Wine Cellar | Larder | Breakfast Room | Snug | Utility | Sitting Room | Drawing Room
Old Entrance | Office | W/C

2,676 sqft (248 sqm)

First Floor: Master Bedroom with his and hers en-suite & dressing room | Large Landing | Substantial Balcony
Four Double Bedrooms, all en-suites

In all about 9,010 sqft (837 sqm)

(Including pool and adjoining garage)

GARDENS, GROUNDS & BUILDINGS

Circular Driveway | Pond | All Weather Tennis Court
Old Stables/Workshop | Two Machinery Sheds | Substantial Double Garage

SWIMMING POOL ATRIUM

Indoor Swimming Pool 15m x 5m | Shower/Wash Room | W/C

LAND & WOODLAND

Pastureland and Woodland extending to 5.57 acres

Guide Price - £4,500,000

LOCATION

Moons Hill House is 3½ miles - a 10 minute drive - from Yarmouth. In Yarmouth is the ferry terminal, the Royal Solent Yacht Club and the picturesque harbour catering for leisure yachts and motor boats. The West Bay Country Club is on the approach to Yarmouth and the nearest golf club is 2 miles away at Freshwater Bay.

A garden side-gate gives immediate access to attractive footpaths on Tennyson Down, a well-known and popular Isle of Wight National Landscape. The Tennyson Monument is just under a mile's walk away and provides glorious 360 views of the English Channel, the Needles Headland and the Solent.

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

Moons Hill House, believed to date back to at least 1793 having been identified on an OS Map by one of the previous owners. The property, then, had a different name – Elm Bank and was once owned by Dr Knill-Jones and Dr Whitmore.

Moons Hill House is believed to have been one of the gentleman's residences of the Farringford Estate, home of poet Alfred Lord Tennyson from 1853 until his death in 1892.

Whilst the house has character and history, so too does the annexe which was historically used as the stables. The original property was re-built by George Frederick Watts (a popular English Victorian painter and sculptor) in 1873 where his decision to build follows his move to the Island in 1871 where he bought property close to his friend Julia Margaret Cameron and Lord Alfred Tennyson, who resided at Farringford.

THE PROPERTY

Moons Hill House is a best in class country property recently refurbished and extended to the highest of standards by the current owner.

Over a period of 10 months, ending in July 2021, the property has undergone substantial refurbishment works to what was an already charming country house.

The property now comprises the principal house with guest wing, an architecturally designed indoor atrium style swimming pool, a number of useful outbuildings within just over 8.5 acres of grounds and gardens.



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Ground Floor

Porch

Formal new entrance, triple aspect with space for boots and coats.

Inner Hall

Magnificent hall with stairs leading to both first floor and lower ground floor with travertine style flooring and double height ceiling.

Boot Room

A generous size boot room with bespoke fitted cupboards, travertine floor, half panelled walls and newly installed sash style windows overlooking the front gardens.

W/C

Immediately off the boot room there is a w/c with wash hand basin and w.c.

Double Garage/ Plant Room

A large double garage with plant paraphernalia (including dual boiler system and dual hot water system), with concrete floor, electric roller shutter doors & with light and electric.

Guest Bedroom

A delightful bedroom (with en-suite shower room) with patio doors leading to the external terrace.

Lower Ground Floor

Leading from the main entrance, down a feature timber staircase you enter the lower ground floor.

Kitchen/Breakfast Room

A stunning kitchen with bespoke units, range cooker, high specification built in appliances, granite worktops, kitchen island and state of the art spiral cellar with capacity for 1000 bottles. The kitchen also benefits from a large larder and space for dining, being triple aspect including two lantern skylights and sliding doors to the courtyard terrace - perfect for al-fresco dining.

The kitchen has a separate utility room with high specification appliances and butler sink.

Snug

Within the same hub as the kitchen/diner, there is a beautiful snug area with wood burning fire, lantern style rooflight providing plenty of natural light.

Formal Sitting Room

A glorious sitting room with engineered oak flooring, several lantern lights providing natural light, sliding doors leading to the large courtyard terrace and wood burner.

Formal Dining Area

A good sized formal dining area with engineered oak floor and sash windows enjoying spectacular views towards Farringford.

Old Entrance

Original entrance with feature flagstone flooring with timber style staircase leading to the first floor with external style porch entrance.

W/C

A small w/c with granite style basin and w.c.

Drawing Room/Lounge

A triple aspect room with marble arch fire and views over the gardens.

Office

A dual aspect room with views over the gardens.





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Two staircases lead to the first floor. One from the new entrance and the other from the old entrance.

First Floor

Landing

A large landing with lantern skylight.

Master Bedroom

A delightful double bedroom with several sash windows, French doors onto the balcony, with yoga/reading space behind. The master bedroom enjoys separate his and hers ensuites and a large dressing area with skylights.

Bedroom Two

A large double bedroom with views over balcony and gardens. The bedroom enjoys an en-suite bathroom with W/C, bidet, bathroom and vanity sink.

Bedroom Three

A good sized double bedroom, triple aspect with views over rear garden and towards the tennis court with en-suite shower room, with bidet, w/c, shower and vanity sink.

Bedroom Four

A dual aspect double bedroom with views over the garden and pond with built in cupboard, with en-suite shower room.

Bedroom Five

A dual aspect double bedroom with ensuite bathroom & built in cupboards.



GARDENS, GROUNDS & BUILDINGS

The immediate gardens and grounds surrounding the property extend to about 2.41 acres. Enjoying a private driveway leading to the property, as well as a circular turning head, large pond, all weather tennis court, laid to lawn rear garden, old stable block (with two workshops, a store room and a wood shed), surrounding terrace area and two good sized tractor sheds.

ATRIUM INDOOR SWIMMING POOL

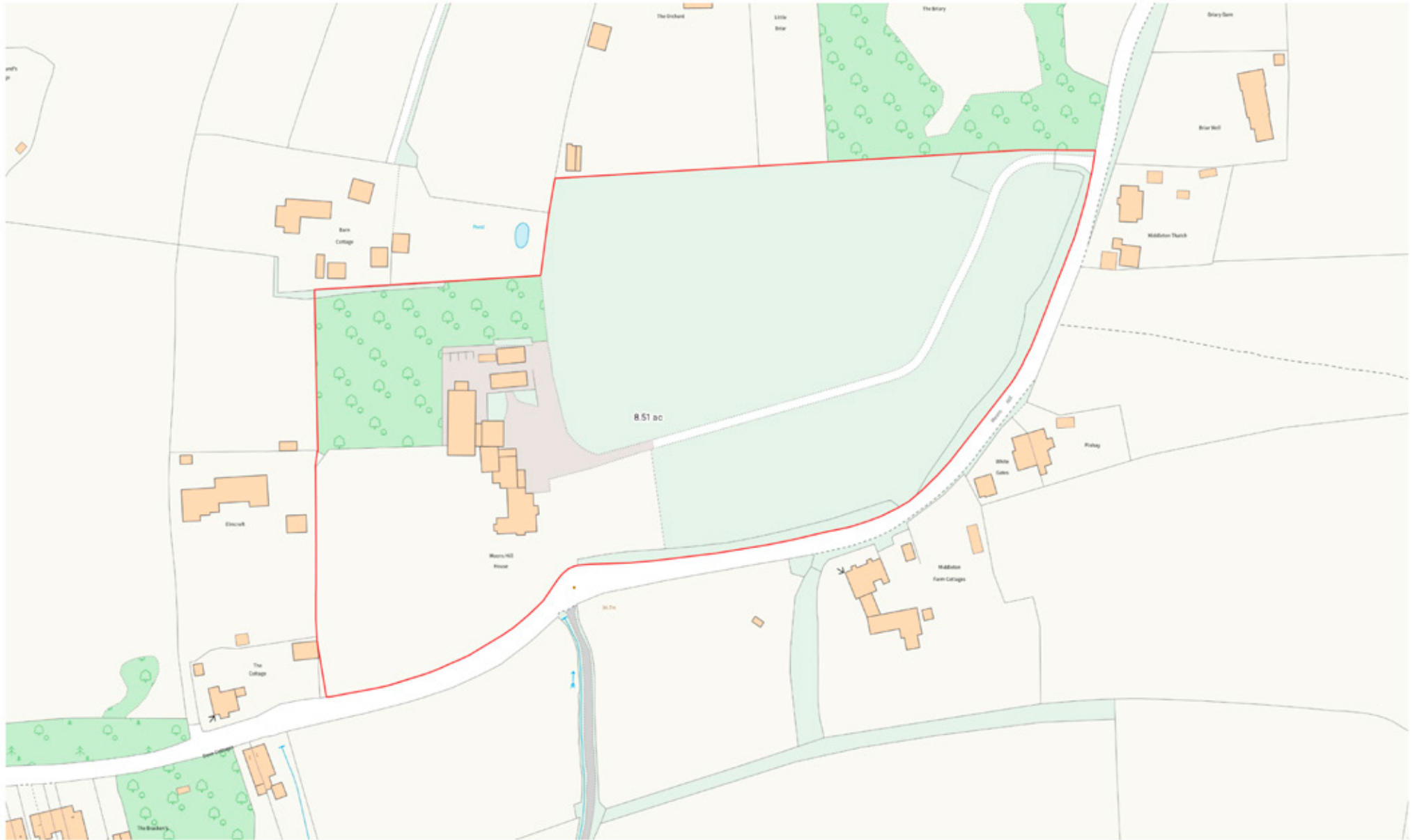
Accessed internally or externally, an architecturally designed atrium style swimming pool with 15m x 5m gas heated pool, vaulted ceilings with exposed timber beams, sliding doors onto the courtyard sun terrace, openable Velux windows, remote controlled pool cover, separate wet room & shower area.

LAND AND WOODLAND

The remainder of the property comprises a mix of pastureland and woodland. The woodland (extending to 0.86 acres) includes a mix of young and old native trees with several areas currently with daffodils, spring drops and bluebells. The pastureland extends to 5.77 acres and surrounds the property on all four sides.

The extensive gardens, landscaped by internationally renowned garden designer John Brookes, provide beautiful surroundings and privacy.





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50 m
Scale 1:1250 (at A3)



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Approximate Gross Internal Floor Area
Total Area: 839 sq.m or 9,031 sq.ft

GROUND FLOOR
3874 sq.ft. (359.9 sq.m.) approx.

LOWER GROUND FLOOR
2676 sq.ft. (248.6 sq.m.) approx.



1ST FLOOR
2481 sq.ft. (230.5 sq.m.) approx.



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

GENERAL REMARKS

Method of Sale

Moons Hill House is for sale by private treaty. The property is freehold.

Rights of Way

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

Access

The property is approached via a private driveway off the public highway, Moons Hill.

Services

Moons Hill House - The property is connected to all mains services. The property benefits from a dual boiler system, underfloor heating throughout the downstairs and in the master suite bathrooms, a Lutron Homeworks computerised home automation system controlling the lights, curtains, blinds, tv/music system and ceiling speakers. There is computer network CAT6 and newly installed wight fibre.

Buildings - The majority of the buildings benefit from all mains services. The indoor pool atrium is connected to all mains services, on a separate supply from the main house. The pool itself is heated via mains gas and the vendor has commissioned (which will be included in the sale) 20 KWH solar panels on top of the swimming pool roof.

Gardens and Grounds - The gardens and grounds benefits from mains water and electric.

Land - Mains water is connected.

Broadband

The property is connected to Wight Fibre with 100Mbps upload and download speed.

Council Tax

Moons Hill House: G

EPCs:

Moons Hill House: C

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 poles 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 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

PO39 0HS

What3Words

///searched.binds.remedy

Viewing

By appointment with BCM Wilson Hill only.

NB These particulars are as at March 2025 and photography taken March 2025.

Selling Agent

Thomas Dawson

BCM Wilson Hill - Isle of Wight Office

Red Barn, Cheeks Farm

Merstone, Merstone Lane

Isle of Wight, PO30 3DE

T - 01983 828807





Isle of Wight

01983 828 800

iow@bcmwilsonhill.co.uk

Further offices at: Winchester | Petersfield | Oxford

bcmwilsonhill.co.uk

