

SPENCE WILLARD



Hillis Farmhouse, Rolls Hill Road, Gurnard, Isle of Wight

*A substantial contemporary country house located on the fringe of Gurnard set in grounds of 5 acres providing exceptionally light accommodation and designed to make the most of the stunning views*

VIEWING:

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Situated in an elevated rural position around a mile from the Island's north coast, Hillis Farmhouse was completed in 2014 and provides a rare opportunity to acquire a high quality, modern country house with spectacular views from virtually every room. Traditionally built with block and brick and extending some 4915 square feet, the design makes the most of the varied views, predominately looking south and west across the Island. Whilst the layout incorporates an annexe, there is a high degree of versatility enabling this to be used as part of the main house, if required. There are hardwood double glazed windows throughout with aluminium exteriors, underfloor heating on the ground floor and a heat recovery system within the house which make for a highly efficient and comfortable home.

A first floor sitting room as well as the main two bedrooms have vaulted ceilings with glazed apices whilst principal rooms on the ground floor incorporate extensive windows and glazed doors making for exceptionally light living spaces with easy access into the gardens. An extensive south and west facing terrace is accessed from the main reception rooms and provides an unrivalled entertaining space. Set in grounds of approximately five acres, there is an attractive, ornamental pond and extensive parking as well as the potential for paddocks whilst there is also a useful workshop/store.

A footpath immediately adjacent to the farmhouse leads to Thorness Bay, approximately three quarters of a mile away along with superb coastal walks. The property is approximately one mile from the village of Gurnard with its popular sailing club, pubs, village store and café and the internationally renowned sailing centre of Cowes is also easily accessible with range of bars, restaurants and independent shops. Southampton is easily accessed via the Red Jet high-speed passenger ferry, with direct trains to London.



First Floor Sitting Room

## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** An impressive entrance with solid oak staircase rising to the First Floor and a **GALLERIED LANDING**. Large porcelain tiles and a series of built-in cupboards including coat cupboard.

**DINING ROOM** A superbly proportioned triple aspect room with oak flooring and full height windows and doors to the southern elevation providing views over the grounds and surrounding countryside with a further door to the west facing terrace.

**CLOAKROOM** Washbasin and WC.

**BEDROOM 5** Country views, built-in wardrobe cupboards.

**SHOWER ROOM EN-SUITE** Shower, washbasin and WC.

**KITCHEN/LIVING ROOM** A superbly light, dual aspect room with full height doors and windows to the western elevation opening to the terrace and providing panoramic country views. The kitchen area is fitted with a good range of base and wall cupboards as well as a large island unit with granite worksurfaces incorporating a breakfast bar and inset 1 ½ sink unit with mixer tap. Integral electric oven, induction hob and gas hob with extractor over. Large porcelain tiles extend throughout the room.

**UTILITY ROOM** Part-glazed door from the driveway and fitted with a further range of cupboards with granite worksurfaces. Sink unit, space for dishwasher and American-style fridge freezer.

**ANNEXE LIVING ROOM** Capable of being incorporated into the main house or used as a separate annexe, a spacious room with extensive windows and glazed doors with exceptional views. There is a further **KITCHEN** comprising base and wall cupboards, integral oven, hob and extractor over along with fridge and freezer with worksurfaces and sink unit. Oak flooring extends throughout the room which can provide generous seating and dining areas. Secondary staircase to First Floor.

**ANNEXE CLOAKROOM** Washbasin and WC accessed from annexe.

**ANNEXE ENTRANCE HALL** Approached from the driveway via an open-fronted porch.

**ANNEXE BEDROOM 6** A spacious dual aspect bedroom with country views. Glazed door opening to the garden. An adjacent **DRESSING ROOM** fitted with a good range of fitted cupboards.

**BATHROOM EN-SUITE** Large shower, bath, washbasin, WC, bidet and heated towel rail.

**ANNEXE ENTRANCE HALL** Coat cupboard.





Annexe Living Room



Galleried Landing

#### FIRST FLOOR

**LANDING** Approached via a Solid oak staircase with glazed panels leading to a **GALLERIED LANDING** overlooking the entrance hall.

**BEDROOM 1** An impressive double bedroom with glazed apex providing unobstructed country views. Oak flooring, built-in cupboards and drawers.

**SHOWER ROOM EN-SUITE** Large walk-in shower, washbasin, WC, heated towel rail and bidet.

**STUDY/BEDROOM 7** Glazed doors provide views and access to a **BALCONY**.

**SITTING ROOM** A stunning room featuring a high vaulted ceiling with impressive wall of glass filling the apex and affording superb views. Contemporary wood burning stove set on a slate hearth.

**BEDROOM 3** A double bedroom with built-in cupboards, one of which contains a direct hot water cylinder and Vaillant gas-fired boiler and the other, a separate gas-fired boiler.

**BATHROOM** Bath with shower over, washbasin and WC.



Annexe Bedroom 6



Dining Room



Bedroom 1



Bedroom 1



Bedroom 2

**NORTHERN WING FIRST FLOOR**

(Capable of being used either as part of the main house or annexe)

**BEDROOM 4** Glazed door opening to balcony with southerly views.

**SHOWER ROOM** Large shower, washbasin, WC, heated towel rail and cupboard with shelving.

**BEDROOM 2** A really spacious double bedroom with space for seating with a glazed apex and wonderful country views.

**LAUNDRY ROOM** Built-in cupboards, worksurface with space for washing machine and dryer.

**GAMES ROOM** A versatile room with sloping ceiling and Velux windows together with a range of storage cupboards.

**OUTSIDE**

In all, the property extends to approximately 5 acres in a wonderful setting. To the front of the farmhouse is an extensive block paved **TERRACE** facing south and west, a superb area for outdoor seating, dining and entertaining. Lawns slope down towards a small lake attracting a variety of wildlife with a paddock beyond bordered by mature hedging and a variety of trees.

A stone wall forms the frontage with the lane with a wide opening to a gravel drive that extends the house providing ample parking. To the east of this is a concrete hardstanding with a further secondary access onto the lane adjacent to which is a useful **TIMBER STORE**.

**SERVICES** Mains water, electricity, drainage and gas. Gas-fired boiler serving underfloor heating to ground floor and radiators to first floor. Heat Recovery System.

**TENURE** Freehold

**COUNCIL TAX** Band G

**EPC Rating** B

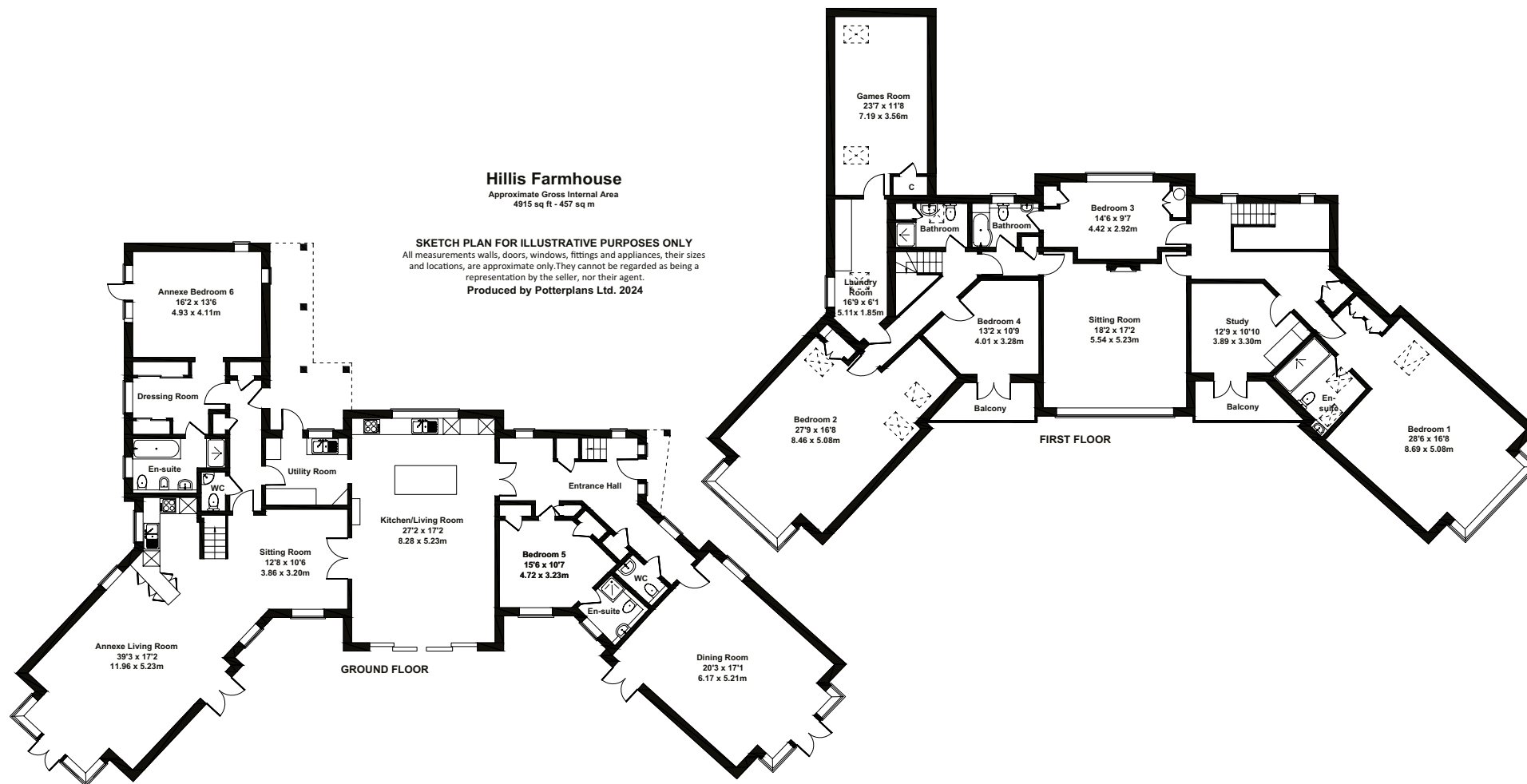
**POSTCODE** PO31 8ND

**VIEWINGS** Strictly by prior arrangement with the selling agents, Spence Willard.

### Hillis Farmhouse

Approximate Gross Internal Area  
4915 sq ft - 457 sq m

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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