

SPENCE WILLARD



Tesda, Binstead Hall Quarr Road, Binstead, Isle of Wight, PO33 4EL



*A superb wing of a stunning Victorian coastal villa situated in a tranquil wooded location with characterful accommodation, sea glimpses and beach access*

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



**Tesda**

Forming a part of Binstead Hall, a stunning Victorian marine villa nestled within protected ancient woodland with grounds extending to the beach and situated in an exceptionally quiet and picturesque setting. There is a private garden to the rear as well as a path shared with the residents of Binstead Hall to the beach. There is also direct access to fantastic walks from the property including along the coastal path and to nearby Quarr Abbey. This tranquil largely coastal area has excellent access to the amenities of Ryde and mainland ferry links there and in nearby Fishbourne.

Originally built and occupied by the favourite nephew of George Peabody, a London based businessman and philanthropist, this impressive stone-built property is accessed via a shared private driveway. Tesda provides a characterful house that has parking for two cars and a good-sized garden. The house has a particularly impressive reception room with high ceiling and French doors to the garden in addition to a well fitted kitchen and conservatory. On the upper floors, which feature an interesting split level design, there are three bedrooms and two bathrooms with the principal bedroom having a balcony with sea views. The house has a wide range of fine period features including stained glass, ornate coving and high ceilings to the principal rooms.

**ACCOMMODATION**

**CONSERVATORY**

Approached via a pair of doors, a south facing room overlooking the wooded grounds with double glazed units providing a versatile space with an adjacent CLOAKROOM. Front door with stained glass panels and stunning stained glass fan light above to:

**ENTRANCE HALL**

Staircase to first floor with wide opening to:

**RECEPTION ROOM**



A stunning room running the full depth of the original building with a window to the front elevation and a wide bay to the rear incorporating French doors opening to the rear garden. There is an impressive marble fireplace with woodburning stove with extensive built-in book shelving and cupboards to either side. Timber flooring extends throughout the room which provides generous seating and dining areas with a high ceiling giving a really spacious feel.

#### KITCHEN

Fitted with a range of built-in cupboards with timber worksurfaces, sink unit, integral oven and hob with extractor over. Space for washing machine, dishwasher and fridge freezer. Stable door leading to the rear TERRACE and GARDEN.

FIRST FLOOR (situated on differing levels as per approximately shown on the floorplan).

#### BEDROOM 3

Views over the garden and steps to a mezzanine level, forming a raised bed, built-in cupboards.

#### BEDROOM 2

A spacious double bedroom with a southerly outlook over the wooded grounds.

#### BATHROOM

Roll top bath, washbasin, WC.

#### BEDROOM 1

A spacious double bedroom with brick fireplace and ornate marble surround. High ceiling with decorative coving. A pair of French doors open to a BALCONY with sea views.

#### OUTSIDE

To the front of the house is parking for two cars. A single garage could be available by separate negotiation. To the rear is an attractive garden including a large terrace ideal for al fresco dining, beyond which is a lawned garden with various shrubs enclosed by wooden fencing. A path leads along the western boundary of Binstead Hall for use of the residents to access the beach.

Postcode: PO33 4EL

Council Tax: Band D

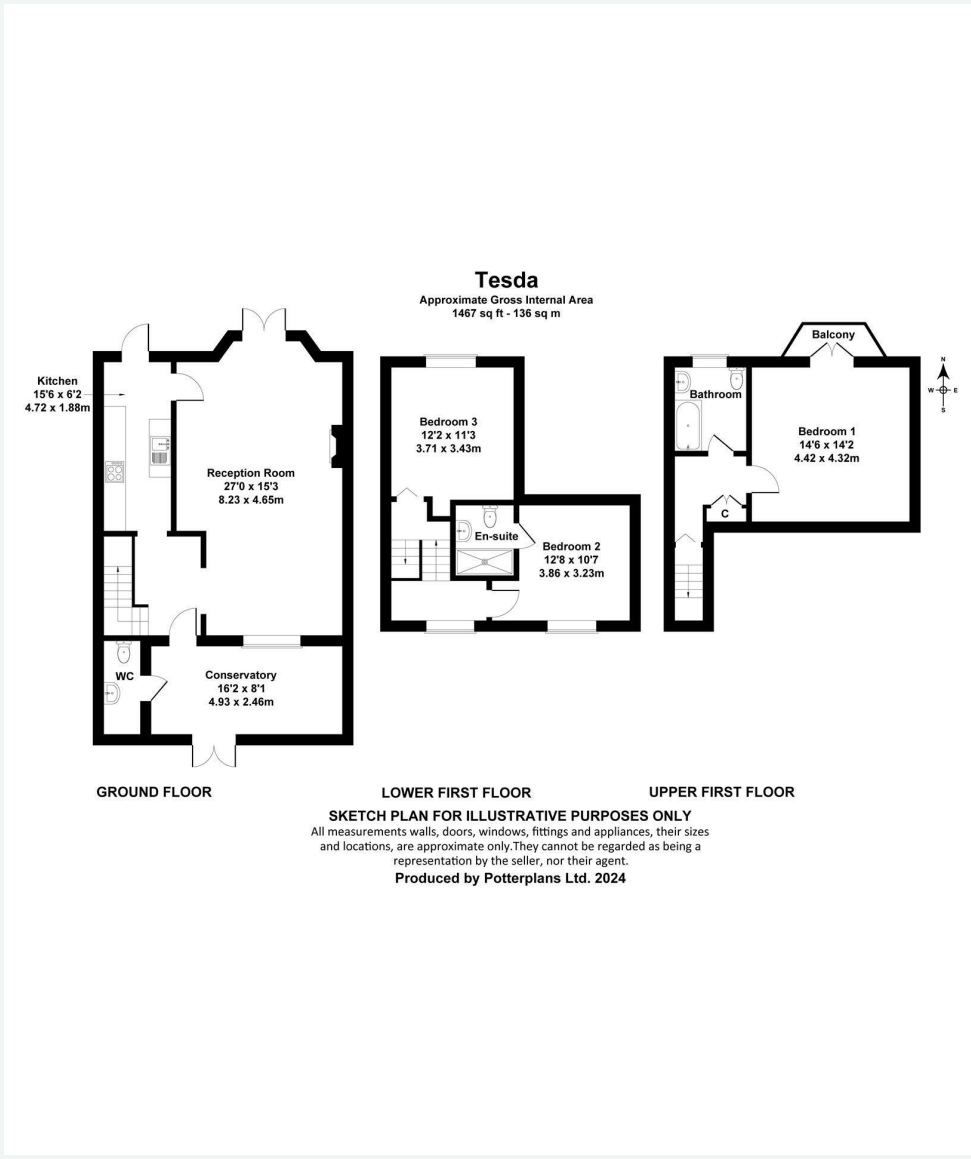
EPC Rating: D

Tenure: Freehold

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

Viewings: All viewings will be strictly by prior arrangement with the agents, Spence Willard.





SPENCEWILLARD.CO.UK

Important notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.