

SPENCE WILLARD



Hillside, Rew Street, Gurnard, Near Cowes, Isle of Wight



# *A delightful country house with a chalet/home office set in 1.5 acres within 300 metres of the sea on the fringe of this popular coastal village*

VIEWING:

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A rare opportunity to acquire a secluded property of period origins on the rural outskirts of Gurnard, a short walk from the coastal path yet occupying a mature garden of about 1.5 acres. Believed to have originated from the 1850s as a pair of farm cottages the property benefits from a recent extension and has a great blend of historic character with modern comforts. Good quality outbuildings include an impressive architect designed chalet/ home office and an oak framed car port/ garage. There is also potential to extend into the roof space of the house with existing planning consent for dormer windows.

Hillside occupies a particularly attractive elevated position on a country lane with views over the gardens, surrounding countryside and towards The Solent, especially from the first floor. Gurnard, an easy walk or cycle ride, has an active sailing club, a popular waterside pub, a café and a late opening Convenience Store. The internationally renowned sailing centre of Cowes with its wide range of independent shops and restaurants along with frequent passenger ferry service to Southampton is about 2 miles away. The County Town of Newport with all the shopping and other facilities including the County Hospital are within a 15 minute drive time.

## **ACCOMMODATION**

**ENTRANCE PORCH** Stone flooring and oak framed windows and doors to hall and veranda.

**ENTRANCE HALL** An attractive entrance with staircase, understair cupboards and coat hooks.

**DRAWING ROOM** A spacious triple aspect room with two glazed doors leading to the terrace and providing views over the gardens. Jetmaster fire set within chimney with flagstone hearth.











**DINING ROOM** A well proportioned room with a southerly outlook.

**GARDEN ROOM** A superb triple aspect addition completed in 2017 with a vaulted ceiling, south and west facing bay windows, incorporating oak framed windows and French doors providing garden views and access to the west facing terrace. Window seat to the southern elevation and Clearview woodburning stove. Karndean flooring with underfloor heating.

**KITCHEN/BREAKFAST ROOM** A good sized room fitted with an Italian manufactured range base and wall cupboards with sink, Silestone Quartz and solid Oak worksurfaces. A range of integral appliances, including a Neff fridge freezer, microwave and Bosch dishwasher and secondary fridge. Space for a range cooker with extractor over. Karndean flooring and space for a table, outlook over the garden.

**UTILITY ROOM** Base and wall cupboards, worksurfaces and sink. Space for washing machine, dryer and fridge. Vaillant Ecotec gas fired boiler installed in December 2023. Glazed door to the garden via rear Porch.

**CLOAKROOM** WC.

#### FIRST FLOOR

**LANDING** A spacious landing with a seating area / study with sea views, with potential to be subdivided to create a further bedroom. Hatch access to the loft which is fully boarded and with wooden clad eaves providing further potential and with consent for installation of dormer windows on both sides.

**BEDROOM 1** A spacious double bedroom with a wide window overlooking the gardens, surrounding countryside and glimpse of The Solent. There are a series of wardrobe and under eaves cupboards.

**SHOWER ROOM EN-SUITE** Large shower, WC and wash basin on stand. Heated towel rail. Limestone tiled floor and lower walls.

**BEDROOM 3** A double bedroom with southerly country views, built in wardrobe cupboards and linen cupboard.

**BEDROOM 2** A good sized double bedroom with a series of wardrobe cupboards and with southerly country views.

**FAMILY BATHROOM** Shower, bath with mixer tap and shower attachment, wash basin and WC. Limestone tiling to floor and lower walls. Heated towel rail.

**BEDROOM 4** A single bedroom overlooking the gardens.





## OUTSIDE

A driveway sweeps down through the lawned gardens to a generous parking area to the front of the house. Adjacent is a detached oak framed **CARPORT/GARAGE** providing a single bay carport, adjoining garage and lean to log store.

Along part of the front elevation of the house, adjacent to the entrance porch is a **SOUTH FACING VERANDA** that opens to a large stone paved terrace to the eastern side of the house providing a secluded outdoor seating and dining area with wonderful views over the garden and surrounding countryside. The terrace extends around the northern side of the house, for capturing the sun at the end of the day and there is a further west facing paved terrace adjacent to the garden room, providing a sheltered al fresco living space.

The wonderful gardens form a delightful setting and extend to about 1.5 acres, principally laid to lawn and including an array of mature trees including oak, horse chestnut, liquid amber, wild cherry, judas and a tulip tree. There are also a wide variety of fruit trees including apple, plum, damsons and fig along with a walnut grove. Timber **GARDEN STORE** 4.25m x 2.73m. At the far end the garden is a hedged enclosure with composting area.

## CHALET

A design based on a Barbadian chattel house with a large south facing decked terrace overlooking the garden and constructed in around 1995 of timber clad elevations under a slate roof. This versatile building currently operates as a **HOME OFFICE** served by power, lighting, water and Gabarron thermal radiator. Comprising two rooms with vaulted ceilings, timber lined and wooden flooring it potentially could provide an annexe subject to the necessary consents. The large decked terrace extends into a partly covered veranda and to the rear is a **LARGE GARDEN STORE**.

**PLANNING** Consent reference P/01122/16 for the construction of the new garden room also allowed for the creation of dormer windows in the roof which would provide the attic with superb views both north towards The Solent and south overlooking fields.

**SERVICES** Mains water, electricity and gas. Private drainage system installed 2025. Gas fired central heating and Electric underfloor heating to garden room, entrance hall, kitchen and the two bathrooms

**EPC** Rating D

**POSTCODE** PO31 8NT

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

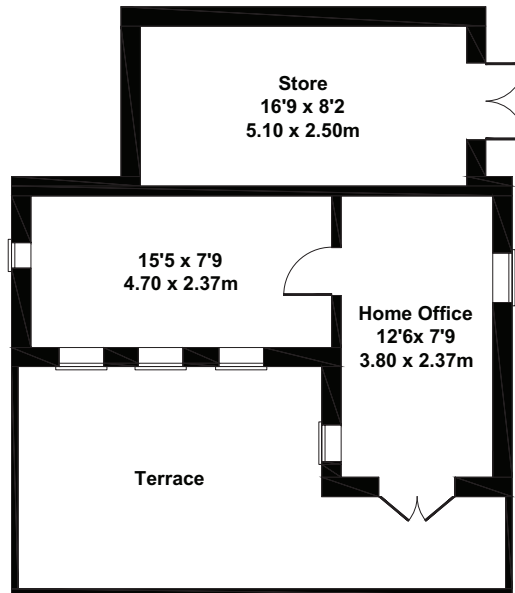






## Hillside

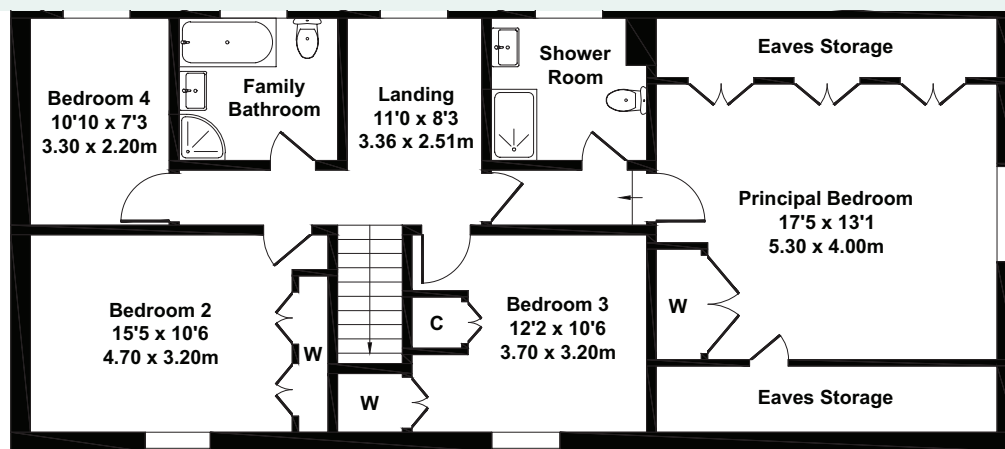
Approximate Gross Internal Area  
Main House = 2540 sq ft - 236 sq m  
Outbuildings = 850 sq ft - 79 sq m  
Total = 3390 sq ft - 315 sq m



### Home Office

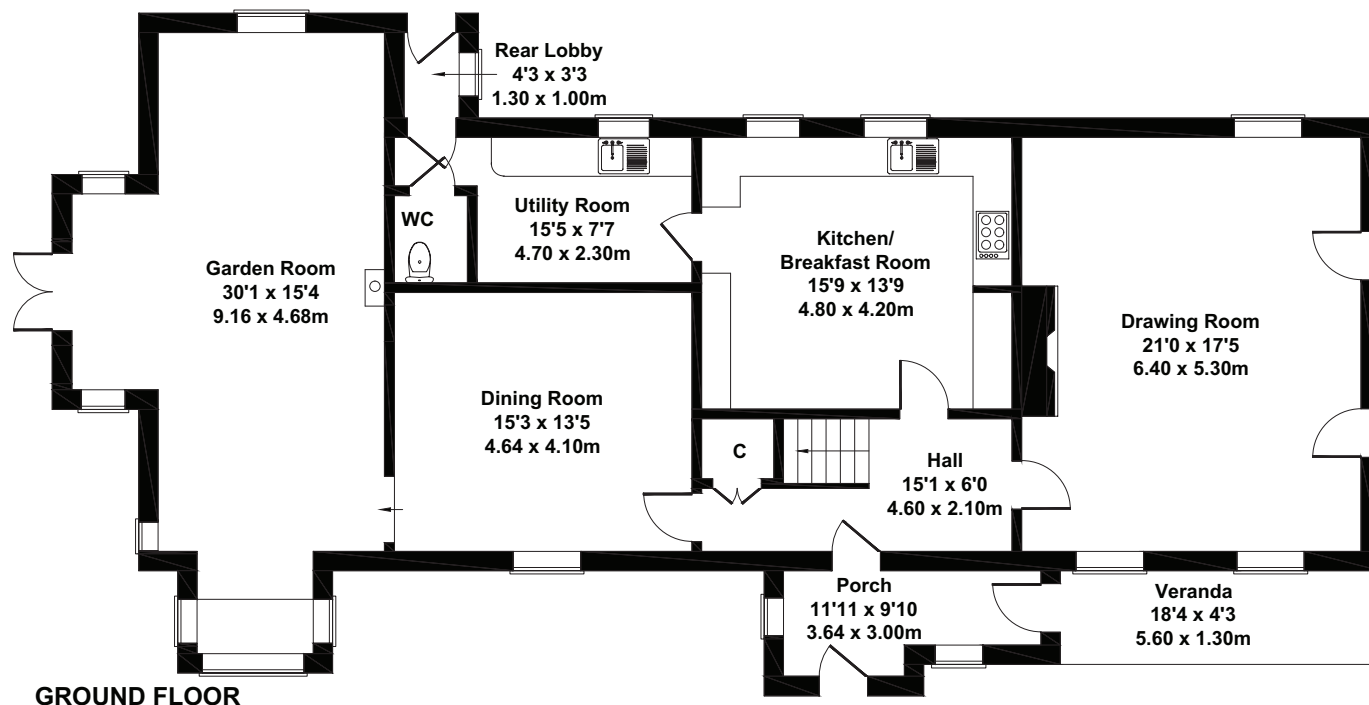
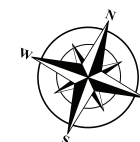
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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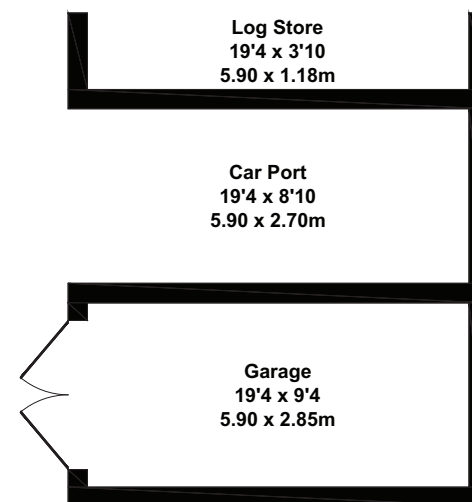


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GROUND FLOOR



Garage/Carport

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