



The Hillock
Yaverland Road | Sandown | Isle of Wight | PO36 8QN

FINE & COUNTRY

Seller Insight

“ Yaverland sits to the North East of Sandown bay, and the landmark of Culver down provides an impressive backdrop to this home. From the property there is easy access to walk down to Yaverland Boating and Sailing club as well as Redcliff bay, a beautiful expanse of beach popular with dog walkers, due to its all year round access. The sandy shores of Sandown beach extend from here, a popular location for visitors and island residents alike in the summer months.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step inside

The Hillock

Occupying a large, elevated plot, this beautiful character home enjoys commanding views of the sea, Sandown Bay and further on towards Shanklin. The property benefits a brand-new roof completed in March 2024 and has been recently decorated throughout. The homes accommodation is extensive and was once used as a bed and breakfast, with its plethora of ground floor rooms and spacious bedrooms on the first floor. Original features are abundant, from its attractive solid wood front door, exposed beams and beautifully crafted stair balustrade.

On entering this charming house via its large entrance porch, the captivating architectural details becomes immediately apparent. The large entrance hall leads of to a warren of rooms, with a substantial dual aspect sitting room enjoying sea views from its large bay window and attractive exposed beams and a fireplace. The spacious dining room again is dual aspect and provides a wonderful vantage point over the wrap around gardens as well as the sea, with access out to the garden from its lean-to side porch.

The family kitchen retains an aga and original style wooden units, as well as a fitted dresser adding to the charm of this room. Leading from here is a breakfast room, overlooking the garden and an additional smaller room, which would serve perfectly as a home office. The rear lobby, also accessed from the kitchen has a large walk in pantry, utility area and a small bathroom with WC. Additionally on the ground floor is a large double bedroom with an adjacent bathroom.

The first-floor accommodation boasts a spacious galleried landing leading to four bedrooms, three of which are spacious double bedrooms, all served by a family bathroom. Both bedrooms one and three enjoy the impressive outlook over Sandown Bay. Bedroom 1 is a large enough space to create an ensuite facility, should this be required.

The plot extends to 0.61 of an acre, with two driveways, one of which is adjacent to the road, the other is accessed via a private driveway at the side. There is potential, subject to planning permission, to further develop the site to create a large double garage or another dwelling dependent upon a buyers requirements. A favourable preliminary planning application has been approved by the local planners to create a chalet or bungalow within the grounds.

Any buyers seeking a home with charm and character features, as well as impressive views will not wish to overlook the opportunity to visit this delightful property.







Travel Information

8.1 miles from Fishbourne to Portsmouth Ferry Terminal
 12 miles from East Cowes to Southampton Ferry Terminal
 5.9 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland – 0.2 miles
 Sandown & Shanklin Golf Club, Sandown – 2.9 miles
 1Leisure The Heights, Sandown – 1.9 miles
 Bembridge Sailing Club, Bembridge – 5.1 miles

Healthcare

Doctors Surgeries
 The Bay Medical Centre, Sandown 01983 409292
 St Helens Medical Centre, St Helens 01983 871828
 The Bay Medical Centre, Shanklin 01983 862000
 Ryde Esplanade Surgery, Ryde 01983 618388

General Hospitals
 St Mary's Hospital, Parkhurst Ryde, Newport 01983 822099
 (9.5 miles)

Education

Primary Schools
 The Bay CE Primary School, Sandown
 Broadlea Primary School, Sandown
 Windmills Pre-School, Bembridge
 Bembridge Primary School, Bembridge
 Brading CE Primary School, Brading
 St Helens Primary School, St Helens

Secondary Schools/Colleges
 The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983 403284
 01983 402403
 01983 873575
 01983 872668
 01983 407217
 01983 872442

01983 403284
 01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Restaurants / Bars
 The Bandstand, Sandown Esplanade
 Culver Haven, Culver Down
 Yarbridge Inn, Yarbridge
 The Reef, Sandown
 Ocean Deck, Sandown
 Crown & Bear, Brading
 The Propeller Inn, Bembridge

These bars and restaurants are available within a 2-mile radius of this home

Local Attractions / Landmarks

Bembridge Windmill - Bembridge
 The Wildheart Animal Sanctuary - Sandown
 Sandown Pier - Sandown
 Dinosaur Isle - Sandown
 Bembridge Fort – Culver Down
 Amazon World Zoo – Newchurch
 Adgestone Vineyard - Adgestone
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend



GROUND FLOOR

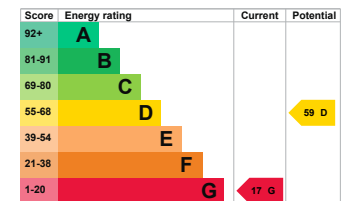
- Entrance Porch
- Hallway
- Sitting Room 18'10 into alcove x 14'
- Bedroom 5 13'11 x 11'4
- Family Bathroom
- Kitchen 13'11 x 11'11
- Side Porch
- Utility Area
- Bathroom
- Breakfast Room 9'11 x 9'11
- Study 8'2 x 7'8
- Dining Room 14'1 x 13'3
- Lean To

FIRST FLOOR

- Landing
- Bedroom 1 17'8 x 14'
- Bedroom 2 14' x 12'9
- Bedroom 3 13'11 x 8'9
- Bedroom 4 13'11 x 6'5
- Bathroom

OUTSIDE

- Side & Rear Parking
- Wrap Around Gardens



Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 10.04.2024





Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

