



Hillway House
Hillway Road | Bembridge | Isle of Wight | PO35 5PG

FINE & COUNTRY

Seller Insight

“ We bought this house in 2005 and it required a complete renovation from the outset, which we were able to complete ourselves, being in the trade industry. Then followed the addition of a garage which later became the east annexe and three years ago we added the west annexe as a home for elderly relatives. The garden and hot tub room has provided us with some incredible memories of entertaining friends and family.

We have everything we need in Bembridge, from shops to the beach within a few minutes' walk away. We have poured our hearts into renovating and extending our home to such a high standard and it's a wrench to be leaving, not just the house but Bembridge also. *



* 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

Hillway House

This stunning, 1930's home has been much extended and modernised since its origins, resulting in the magnificent, six bedroom home we see today. The main property comprises four double bedrooms and ample living areas, whilst the recent addition of two, one bedroom annexes provide potential additional income.

Enter into the original house via a gorgeous, central brick and timber portico and through into a delightful hallway and staircase with attractive, wrought iron spindles. The lovely open plan kitchen diner boasts integrated appliances and a showpiece butchers block counter. Further features here include an original, brick fireplace including a modern, wood burning stove and two sets of patio doors leading to the fabulous garden. In the sitting room you'll find dual aspect windows and another attractive, original fireplace with log burner fire.

To the first floor are four generously proportioned bedrooms, with the principal boasting a sizeable dressing room plus ensuite with a luxurious bathtub. Bedroom four benefits from spectacular rural views and an ensuite shower room, whilst the remaining bedrooms enjoy the family bathroom being adjacent to both.

The west annexe has its own external access via a pretty stable door, a good-sized kitchen complete with separate utility room, and a separate lounge diner with patio doors leading to its own, gorgeous, low maintenance garden. There's also an office and a double bedroom with contemporary ensuite shower.

The east annexe also benefits from its own external access, and has an open plan sitting room with a kitchenette that could very easily be made into a fully functioning kitchen. There's an ensuite shower and cloakroom to the double bedroom.

Outside to the front is a large driveway with ample parking for numerous vehicles as well as a garage. To the rear is an incredible split-level garden with gorgeous sleepers used throughout as retaining walls, and a combination of artificial grass, paving and potted plants make it low maintenance. However, the absolute star of the show has to be the hot tub room. Designed to a very high specification, this fabulous garden room is home to a luxurious hot tub as well as seating area with views across rolling fields and countryside - there can be no better way to relax or entertain friends.







Travel Information

9.9 miles from Fishbourne to Portsmouth Ferry Terminal
 13.8 miles from East Cowes to Southampton Ferry Terminal
 20.3 miles from Yarmouth to Lymington Ferry Terminal

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	3.1 miles
Sandown & Shanklin Golf Club, Sandown	4.7 miles
Bembridge Bowling Club, Bembridge	1 mile
Bembridge Sailing Club, Bembridge	1.8 miles

Healthcare

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

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(11.4 miles) 01983 822099

Education

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

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

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

Little Fox's, Bembridge
 Crab & Lobster Inn, Bembridge
 The Village Inn, Bembridge
 The Birdham, Bembridge
 Barbosa, Bembridge
 The Vine, St Helens
 Baywatch on the Beach, St Helens
 Ganders Restaurants, St Helens
 Yarbridge Inn, Yarbridge
 Culver Haven, Culver Down

These bars and restaurants are available within a 10 minute radius of this home

Local Attractions / Landmarks

St Helens Fort – The Solent
 Bembridge Windmill - Bembridge
 The Wildheart Animal Sanctuary - Sandown
 Sandown Pier - Sandown
 Bembridge Fort – Culver Down
 Amazon World Zoo – Newchurch
 Adgestone Vineyard - Adgestone
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Quarr Abbey - Binstead



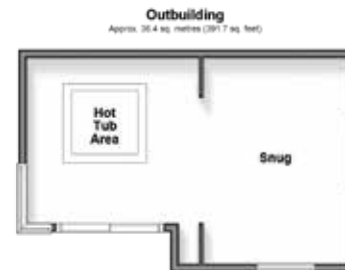
GROUND FLOOR

Entrance Hallway	
Sitting Room	19'6 x 12'5
Kitchen / Dining Area	21'2 max x 19'5 max
Main Hallway	
Cloakroom	
Living Room	18' x 12'2
Bedroom 5	10' x 8'4
En-Suite Cloakroom	
En-Suite Shower	



FIRST FLOOR

Landing	
Family Shower Room	9'7 x 7'4
Bedroom 4	11' x 9'7
Bedroom 3	11'9 x 11'1
Bedroom 1	19'5 x 12'4
Dressing Room & En-Suite	22'5 x 13'10
Bedroom 2	18'2 x 12'5
Shower Room	6'9 x 5'11



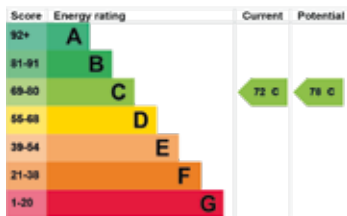
WEST ANNEX

Annex Hallway	
Annex Kitchen	12'4 x 8'9
Walk In Pantry	
Annex Utility Room	5'5 x 5'3
Annex Study	5'6 x 4'11
Annex Bedroom	14'11 x 14'5
Annex En Suite	
Annex Lounge/Dining Room	16'1 x 15'3

OUTSIDE

Extensive Parking	
Detached Garage	
Front & Rear Gardens	
Private Rear Garden to West Annex	
Hot Tub Snug / Seating Area	16'1 x 11'2
Hot Tub Area	13'8 x 13'

Council Tax Band: D
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





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