

SPENCE WILLARD



Down House, Alum Bay New Road, Totland Bay, Isle of Wight

A magnificent and well appointed detached character home with separate annexe cottage set in sunny grounds approaching an acre in a fabulous location on the outskirts of Totland Bay.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



Down House is a beautifully presented and truly distinctive home that has been totally refurbished by the current owners, who have taken great care to preserve and enhance its original character. Thoughtful upgrades have been made to ensure the property is both practical and sustainable for modern living. These include newly installed, good quality period-style coated aluminum windows, photovoltaic solar panels with battery storage, upgraded insulation, intelligent lighting, air conditioning to some of the principal rooms, integrated 'Sonos' audio system and multi-cast media to all bedrooms and reception rooms, a water softener and a gas central heating system that combines underfloor heating to the ground floor and a modern discreet skirting radiator system to the first floor bedrooms and hallway. All bathrooms feature electric under floor heating as well as modern electric towel rails. The property has also been extended to include a stunning rear Orangery and a spacious integral double garage, topped by a superb games room. A grand entrance hall sets the tone, with its original entrance doorway, a period style tiled floor, corner fireplace with pot-bellied stove and a modern glass lift serving all floors. The principal living spaces include a generously sized and well-appointed open-plan kitchen/dining/living area at the rear which flows seamlessly into the Orangery. Off this main space is a practical and spacious utility room. At the front of the house, a separate sitting room leads into a large study, offering ideal private workspace for those working from home.

Upstairs on the first floor are four spacious double bedrooms. The impressive master suite overlooks the rear garden with its own balcony and features a fabulous side bay window, ample built-in storage and a luxurious en suite bathroom with further storage. Another bedroom also benefits from an en suite bathroom while the remaining two bedrooms share a well-appointed family bathroom and one also features its own private balcony as well. The top floor is dedicated to a magnificent studio suite with shower room and is accessible directly via the lift. This space enjoys stunning views over the rear garden and opens onto a recessed, sheltered balcony terrace, perfect for unwinding. The property also includes Down Cottage, a separate single-storey, two-bedroom cottage, perfect as a self-contained annexe for guests or extended family. It features its own kitchen, living room, and private garden area, offering both comfort and independence and could provide a valuable holiday let income if desired.

Outside, the property is set within beautifully maintained grounds approaching an acre. An in-and-out driveway provides extensive parking to the front for potentially ten vehicles. To the rear, the gardens enjoy a sunny southerly aspect with a picturesque semi-rural setting and views over the surrounding downland. An expansive patio terrace offers superb space for outdoor living and dining, complemented by open lawns and a productive vegetable garden. Beyond this, a further paddock area provides additional space for leisure and relaxation, and is home to the property's photovoltaic solar panels.

LOCATION

Nestled on the rural outskirts of Totland Bay, Down House enjoys a prime location close to a network of public footpaths and bridleways, providing direct access to miles of scenic National Trust downland, including Headon Warren and a variety of coastal trails showcasing some of the Isle of Wight's most iconic and picturesque landscapes. Just a short walk away lies Totland Bay's dog-friendly sandy beach, home to The Waterfront restaurant. A pleasant stroll around the headland leads to Colwell Bay, known for its popular beach and the highly regarded coastal restaurant, The Hut. Both beaches are also well-loved spots for swimming.

The village of Totland offers a range of local shops and services, while nearby Freshwater provides a wider selection of amenities, including an award-winning leisure centre with facilities such as a rock climbing wall, pickleball courts, swimming pool, gym, and more. The local health centre is conveniently located next to the leisure centre and pool. A short drive away, the historic harbour town of Yarmouth offers regular ferry services to the mainland, excellent sailing opportunities, and a variety of pubs, cafés, and restaurants, making Down House an ideal base for enjoying a relaxed coastal lifestyle on the western edge of the Island.

RECEPTION HALL

4.30m x 4.48m plus cloaks area (14'1" x 14'8" plus cloaks area)

A charming reception space with an attractive tiled floor and a useful recessed cloaks area with recessed display shelving and space for coats and shoes. A corner fireplace features a pot bellied stove and a glass lift provides access to all floors as well as the staircase leading off.

CLOAKROOM/WC

With WC and a feature counter-top wash hand basin.

KITCHEN/DINING/LIVING ROOM

10.10m x 5.55m max into bay (33'1" x 18'2" max into bay)

This wonderfully spacious area offers ample room for a dining table and seating and features a fireplace with a marble surround, fitted with a Clearview multi-fuel stove. A stylish tiled floor runs seamlessly throughout the space and continues into both the Orangery and the Utility Room. From one of the bay windows, double doors open out to the rear garden and entertaining terrace.

The kitchen is tastefully appointed with a range of sleek, modern cabinets and drawers, topped with elegant marble work surfaces and accented by an antique-style glass splashback. It includes a host of thoughtful storage solutions such as larder cupboards, concealed cutlery drawers, deep pan drawers, a wine rack, and an impressive island unit with a semi-circular breakfast bar and storage beneath.

Positioned beneath the other bay window and overlooking the garden is an additional bank of storage, along with a sink unit featuring an integrated dishwasher and bins. For the cooking enthusiast, the kitchen is equipped with a six-ring induction hob beneath a discreet extractor hood, and a secondary sink fitted with a 'Quooker' instant hot water tap. A wall of Neff appliances completes the setup, including two main hide-and-slide ovens, a combination microwave oven, and a steam oven. There is also a designated recess with plumbing for a side-by-side fridge/freezer.

ORANGERY

8.20m x 8.00m (26'10" x 26'2")

An impressive and generously proportioned reception room, flooded with natural light from three aspects and further enhanced by a striking glazed ceiling lantern. Two air-conditioning units offer year-round comfort, providing cooling in summer and additional warmth during the colder months. Two sets of double doors open out to the rear garden and entertaining terrace.

UTILITY ROOM

4.20m x 2.55m (13'9" x 8'4")

Styled to match the main kitchen and equally well equipped, the utility room offers additional valuable storage and space for various appliances, including a washing machine. From here, a glazed roof walkway leads to a garden WC and a highly practical boot room, complete with further storage and a butler sink. The walkway also features a beautifully crafted curved oak stable door providing access to the garden.





SITTING ROOM

5.35m x 4.45m max (176" x 147" max)

A good sized separate reception room to the front of the property with engineered oak flooring, leading through to the study and offering further private space.

STUDY

5.35m x 3.50m (176" x 115")

A generous study with a fitted wooden counter top desk providing ample working space and also featuring an original fire surround to the exposed brick chimney breast as well as recessed storage to one side.

GAMES ROOM/GYM

6.90m x 6.35m (227" x 20'9")

A striking and highly versatile space, filled with natural light and showcasing a substantial exposed roof structure that could accommodate a mezzanine level, subject to requirements. The room is finished with engineered oak flooring, complemented by underfloor heating, and includes an air conditioning unit for year-round comfort. Doors open onto the roof area above the Orangery, offering the potential for a spectacular roof terrace, subject to the necessary consents. A well-appointed shower wet room adjoins the space, ideal if used as a gym, and also provides a convenient link to the main first-floor accommodation via the master suite.

FIRST FLOOR LANDING

A striking large window fills the space with natural light, extending up into the second-floor studio, and also features a partially glazed ceiling. A secondary staircase and lift provide convenient access to the upper studio level.

MASTER BEDROOM

5.90m max into bay x 4.15m (19'4" max into bay x 13'7")

An exceptionally spacious double bedroom with exposed floorboards and recessed built-in wardrobes, highlighted by a beautiful curved bay window to the side. Double doors fitted with plantation shutters open onto a private, sunlit balcony overlooking the rear garden, ideal to take in the downland view.

EN SUITE BATHROOM

3.95m x 2.40m plus area 1.55m x 2.15m (12'11" x 7'10" plus area 5'1" x 7'0")

A generously proportioned and beautifully appointed bathroom, featuring a double-ended freestanding bath, WC, bidet, twin vanity basins, and a spacious walk-in wet room shower. A long built-in wardrobe offers additional storage.

BEDROOM 2

4.80m x 4.15m (15'8" x 13'7")

Another spacious double bedroom with exposed floorboards and an original fireplace surround that serves as a charming focal point and enjoying an interconnecting door to the family bathroom. Double doors, fitted with plantation shutters, open onto a second private balcony, mirroring that of the Master Bedroom.

BEDROOM 3

3.50m x 5.35m (11'5" x 17'6")

Another generously sized double bedroom, enjoying a dual aspect and featuring fitted open wardrobe storage, original exposed floorboards along with a charming decorative fireplace surround.

EN SUITE BATHROOM

4.30m x 1.60m (14'1" x 5'2")

Another beautifully appointed facility with WC, bidet, twin vanity basins and walk-in wet room shower area.

BEDROOM 4

2.35m x 3.45m plus dressing area (7'8" x 11'3" plus dressing area)

Located to the front of the property with fitted open fronted wardrobe storage and featuring exposed floorboards and a dressing area.

FAMILY BATHROOM

2.50m max x 4.15m (8'2" max x 13'7")

A spacious and beautifully appointed bathroom bathed in light and showcasing the original decorative fireplace surround and a suite that includes a WC, bidet, twin vanity basins, a corner bath, and a walk-in wet room shower.





SECOND FLOOR STUDIO SUITE

7.00m plus front sitting area x 5.85m plus side ba (22'11" plus front sitting area x 19'2" plus side b)

A stunning room, accessed directly via both stairs and the lift, offering generous space ideal for use as a combined bedroom and living area. The unique character is defined by angled rooflines, exposed steelwork, and original floorboards, all contributing to its distinctive charm. Bespoke glazing to the front, side, and rear, along with a striking glass floor section near the magnificent front window, creates a dramatic focal point and provides a perfect spot to relax and take in views across the Western Solent. To the rear, two sets of sliding doors open onto a sunny, sheltered balcony tucked beneath the eaves.

SHOWER/WET ROOM

3.85m x 1.80m (12'7" x 5'10")

Accessed from the studio space, this well-appointed bathroom includes a wash basin, WC, bidet, and a walk-in wet room shower as well as fitted work surface with an integrated fridge and storage beneath. An access into the eaves opens to additional roof space, ideal for storage.

OUTSIDE

The substantially wide frontage of Down House, features a thoughtfully designed 'In and Out' block-paved driveway offering convenient access and ample parking for multiple vehicles, along with entry to the double garage. Mature hedging along the front boundary ensures a high level of privacy and natural screening.

The expansive rear garden is beautifully landscaped and features a rich variety of mature plants and shrubs. It includes several outbuildings and a range of distinct areas perfect for relaxing, entertaining, or enjoying peaceful seclusion. Directly behind Down House, a spacious south facing terrace, paved with attractive sandstone, opens onto the lawn, which is centered around a striking water fountain. To one side, you'll find a large timber summer house and a charming playhouse-style garden shed. A pergola, positioned beyond the fountain, leads to the lower part of the garden where a garden pond sits beneath a majestic copper beech tree.

On the opposite side, a lower vegetable garden is home to young fruit trees and is pleasantly screened by hedging. Nearby, a substantial timber workshop/store provides ample space for garden equipment and tools. Another inviting patio terrace, partially screened and sheltered beneath a pergola, offers a tranquil spot for outdoor dining and relaxation. At the far end of the main garden, gated access leads into an additional grass paddock, ideal for leisure use or keeping livestock. This paddock also accommodates the property's photovoltaic solar panels.

DOUBLE GARAGE

6.90m x 6.30m (22'7" x 20'8")

With two electric roller doors, ample power/light and housing the gas central heating boiler and pressurised Gledhill hot water tank supplemented by an 'Eddi' system from the solar panels and battery storage.

DOWN COTTAGE

A wonderful separate cottage warmed by gas central heating and featuring its own patio garden, a well appointed kitchen and shower/wet room, an external brick chimney to the lounge and comprises:

LOUNGE

5.85m x 3.85m (19'2" x 12'7")

KITCHEN

3.85m x 1.75m (12'7" x 3'3", 246'0")

BEDROOM 1

3.30m x 3.45m (10'9" x 11'3")

BEDROOM 2

3.45m x 2.25m (11'3" x 7'4")

SHOWER ROOM

1.30m x 2.35m (4'3" x 7'8")

COUNCIL TAX BAND

Down House - G
Down Cottage - E

EPC RATING

Down House - B
Down Cottage - E

TENURE

Freehold

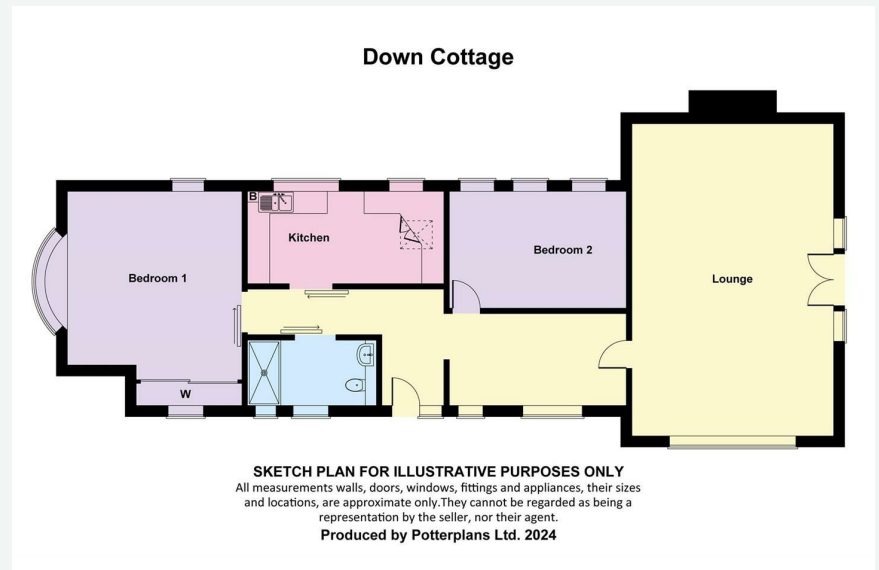
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VIEWING

Strictly by appointment with the selling agent Spence Willard.





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