



**BLENHEIM HOUSE**  
FRESHWATER BAY, ISLE OF WIGHT

GUIDE PRICE  
£675,000

spence  
willard



# BLenheim HOUSE

## GATE LANE

### FRESHWATER BAY

### ISLE OF WIGHT

### PO40 9QD

**A SUBSTANTIAL DETACHED VICTORIAN HOUSE PROVIDING WELL PROPORTIONED AND VERSATILE ACCOMMODATION THROUGHOUT, WITH GARAGE, PARKING, GARDEN AND A SUBSTANTIAL ENCLOSED SWIMMING POOL WITHIN CLOSE PROXIMITY TO THE BEACH AND TENNYSON DOWNS.**

Historically Blenheim House along with the other large Victorian properties in Gate Lane were commissioned by Queen Victorian for sea captains and high ranking officers. Other uses at the time were as luxury villas for the high society that came to stay in the Bay. Fortunately many splendid features have been retained, the pretty façade with Veranda and tiled floor spanning the entire front of the property, deep skirting boards, high ceilings, attractive fireplaces, original doors and of course the twisted spindles under the elegant sweeping handrail to the staircase. The proportions of the accommodation continue throughout and briefly comprise of a dining room and drawing room to the front, a study, library, and pool room towards the rear as well as a semi open plan kitchen/breakfast room and bar which link to the rear terrace. The first floor provides five double bedrooms (4 with enuite shower rooms) a guest suite with shower room ensuite, a single bedroom with ensuite and a family bathroom. The house also offers great potential to create a spacious annex for family members or to create an income in such a popular location.

Pleasantly situated in the conservation area of Freshwater Bay, this property offers convenient access onto Tennyson Down via a public bridleway almost opposite the property together with access to the SSSI protected Afton Nature Reserve, Freshwater Bay Golf club and the beach. Within a few hundred yards is a local general store and a popular cafe/bar and the shops, services and amenities in Freshwater village centre are within a mile. The historic harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive.

**ENTRANCE HALL** An impressive hallway with original decorative cornicing and elegant staircase off with storage cupboard under. An inner hallway leads off with built in airing cupboard housing the pressurised hot water tank.

**CLOAKROOM** with WC, wash hand basin and shelving.

**DINING ROOM** 17' 2"max x 14' 2"plus bay (5.244m x 4.319m) An elegant room with exposed wood flooring and ornate fireplace housing a gas fire. French doors within the bay window lead out onto the Veranda and front garden.

**DRAWING ROOM** 17' 0"plus bay x 14' 1"max (5.198m x 4.317m) An ample room with open fireplace housing a large log burner and French doors within the bay window leading out to the Veranda and front garden.

**BAR** 17' 9" x 12' 4" (5.421m x 3.763m) Hosting a superb Oak bar, display fireplace and opening through to:

#### **KITCHEN/BREAKFAST ROOM**

**Kitchen** - 17' 9" x 8' 2" (5.421m x 2.512m) Fitted with a good range of modern wall and floor standing units with ample work surface over incorporating a 1½ bowl stainless steel sink. Appliances

include a range cooker with 8 ring gas hob and 3 ovens, fridge/freezer and dishwasher.

**Breakfast Room** - 13' 2" x 10' 9"max (4.036m x 3.278m)Seamlessly linking from the kitchen with French doors leading out to the private paved patio terrace. A built in cupboard houses the gas central heating boiler.

**UTILITY ROOM** Space and plumbing for washing machine and dryer.

**STUDY** 14' 6" x 10' 10" (4.441m x 3.325m) With wonderful exposed wooden floor and large storage cupboard.

**LIBRARY** 13' 8" x 9' 8" (4.17m x 2.95m) Fitted with ample cupboards and shelving and once again exposed wood floor.

**POOL LOUNGE** 16' 9" x 10' 1"max(5.119m x 3.093m) A pleasant room with sliding doors into the pool area and a very useful cloakroom fitted with WC and wash basin.

**SWIMMING POOL** 39' 2" x 21' 1" (11.94m x 6.43m) A substantial conservatory housing the swimming pool which is currently emptied. Concrete pool 9.2m x 5m and 1.8m deep with mosaic decoration and tiled surround. Ornate steps and underwater lighting.







**FIRST FLOOR** An attractive and generous landing with stained glass window to the stair well. Access to vast loft.

**BEDROOM 1** 17' 5"max x 14' 3"max (5.31m x 4.34m) A dual aspect bedroom with large built in wardrobe, wash basin and charming views to Freshwater Bay and the downs. **EN SUITE** including tiled shower cubicle and WC.

**BEDROOM 2** 17' 0"max x 11' 8"to wardrobes (5.194m x 3.576m) A spacious double bedroom with pleasant views towards the sea and downlands. Ample fitted wardrobes with sliding mirror doors. **EN SUITE** comprising wash hand basin, WC and tiled shower cubicle.

**BEDROOM 3** Double bedroom 17' 8" x 11' 1" (5.397m x 3.384m) with a combination of fitted wardrobes, drawers and open shelving. **EN SUITE** comprising of a tiled shower cubicle with waterfall shower, WC and wash hand basin. Open through to:  
**Dressing room** - 8' 5" x 8' 4" (2.572m x 2.544m)

**BEDROOM 4** 14' 6" x 8' 1"plus recess (4.444m x 2.481m) Double bedroom with exposed wooden floors and built in wardrobes. **EN SUITE** Tiled shower cubicle, WC and wash basin.

**BEDROOM 5** 14' 5" x 10' 1" (4.409m x 3.084m) Double bedroom with walk in wardrobe (previously an ensuite shower room)

**BATHROOM** Fitted with a bath and wash basin.

**GUEST SUITE (BEDROOM 6)** linked rooms create a delightful guest suite to utilise as either two bedrooms or a sitting room/bedroom combination.

**Sitting room** - 10' 1" x 9' 6" (3.098m x 2.921m)

**Bedroom** - 10' 1" x 8' 6" (3.076m x 2.616m)

**ENSUITE** - Tiled shower cubicle, WC and wash basin.

**BEDROOM 7** 14' 6" x 6' 2" (4.445m x 1.891m) with wash hand basin and archway to **EN SUITE** including WC and tiled shower cubicle. (Backing on to Bedroom 1 there is a great opportunity to link through.)

**OUTSIDE** To the side and the front of the property is a beautiful veranda, typical of the period of the house beyond which is a level lawn surrounded by borders and featuring mature trees. A path from Gate Lane leads to the main entrance door and through a wrought iron gate to the outside storage room. Deep borders edge the pathway as it continues around the pool and to the large garage at the rear with power, electrically operated door and parking for 2 cars. Adjacent to the kitchen is a very private, paved terrace with ample space for various seating and dining options. Steps lead down to a very useful brick built shed, ideal as a pump room.



**COUNCIL TAX BAND F**

**EPC RATING D**

**VIEWINGS** All viewings will be strictly by prior appointment with the selling agent Spence Willard.



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