

FRESHWATER HOUSE

15 School Green Road, Freshwater, Isle of Wight, PO40 9AJ

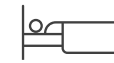
THE OPPORTUNITY



Savills is delighted to offer to the market, a luxury, self-catering accommodation unit with 7 bedrooms. Converted from the former 'Standard Hotel' to provide indulgent facilities in the popular village of Freshwater, Isle of Wight.



Newly refurbished, 7 bedroom, luxury self-catering holiday home



Individually designed bedrooms with bespoke en suite bathrooms (except for twin bedroom)



Modern kitchen & utility
Drawing room
Private bar
Dining room
Outdoor dining facilities



Former 8 bedroom hotel, held Freehold



Spacious, enclosed garden featuring sun deck, dining terrace and lawn.



Located in Freshwater, voted "one of the coolest places to move to in the UK" by the Times, 2022

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The Isle of Wight is situated on the south coast of England, attracting approximately 2.6 million visitors a year with more than half of these visitors staying overnight. The island has a varied landscape with beautiful beaches, dramatic cliffs, hidden rock pools and fields. Water sports are popular here, including sailing, paddle boarding, surfing, swimming and kayaking. In addition, there are numerous walks around the island to enjoy the scenery, in particular the Needles, the most iconic landmark of the Isle of Wight. The Island holds year round events, including Cowes Week, the largest sailing regatta of its kind in the world, holding 40 races a day for circa 750 boats. The event brings 100,000 spectators to the island and 7,000 competitors. In addition, the oldest carnival in the UK takes place during late summer in Ryde.

The Property is situated in Freshwater Village, featuring one of the most picturesque beaches and bay in West Wight.

STANDARD
HOTEL

Freshwater House is situated in Freshwater, circa 2.8 miles from Yarmouth.

On average, the Lymington to Yarmouth ferry provides 11 sailings daily with an average duration of 39 minutes.

FRESHWATER HOUSE



The former 'Standard Hotel' has been sympathetically converted to create Freshwater House, a luxury, self-catering accommodation unit that is currently used in conjunction with the George Hotel in Yarmouth.

Freshwater House has been finished to an extremely high standard throughout and provides 7 bedrooms, modern kitchen and utility, drawing room, private bar, dining room, study and snug room.

The space is perfect for large family get togethers, with the Property sleeping up to 14 guests. The Property has benefited from significant recent investment and has been refurbished throughout.

There is potential to expand the offering at Freshwater House via the conversion of an ancillary area which is currently unused, subject to obtaining planning permission.



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Freshwater House provides 7, luxury bedrooms, all of which are individually designed.

A breakdown of the room categories is provided below:

Category	En suite	Quantity
King	Yes	2
Double	Yes	4
Twin	No	1
Total		7

The twin bedroom benefits from the use of the family bathroom.

In total, the Property can comfortably sleep up to 14 guests.

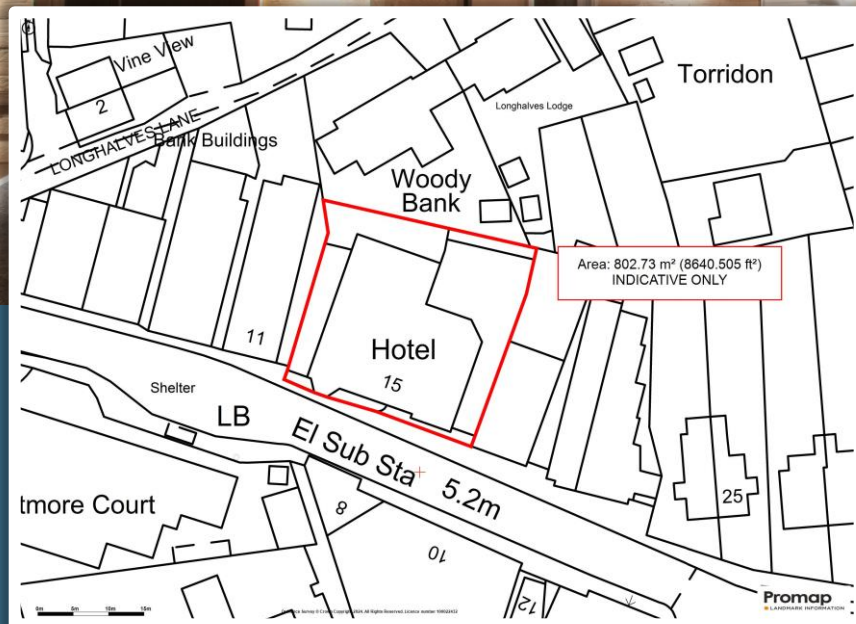


Freshwater House has benefited from significant recent investment throughout to transform the former hotel into a versatile space for entertaining and get togethers.

The modern kitchen is fully equipped featuring two built in Gaggenau ovens and Gaggenau hob. In addition, the Property provides a well-equipped utility room.

The Drawing Room provides the central entertaining space of the Property, with a large vaulted ceiling and exposed brickwork features. Adjoining the Drawing Room is the private bar.

The Dining Room can seat up to 16, with dedicated serving area and wine fridges. The Dining Room leads to the snug TV room. A study is also provided on the ground floor.

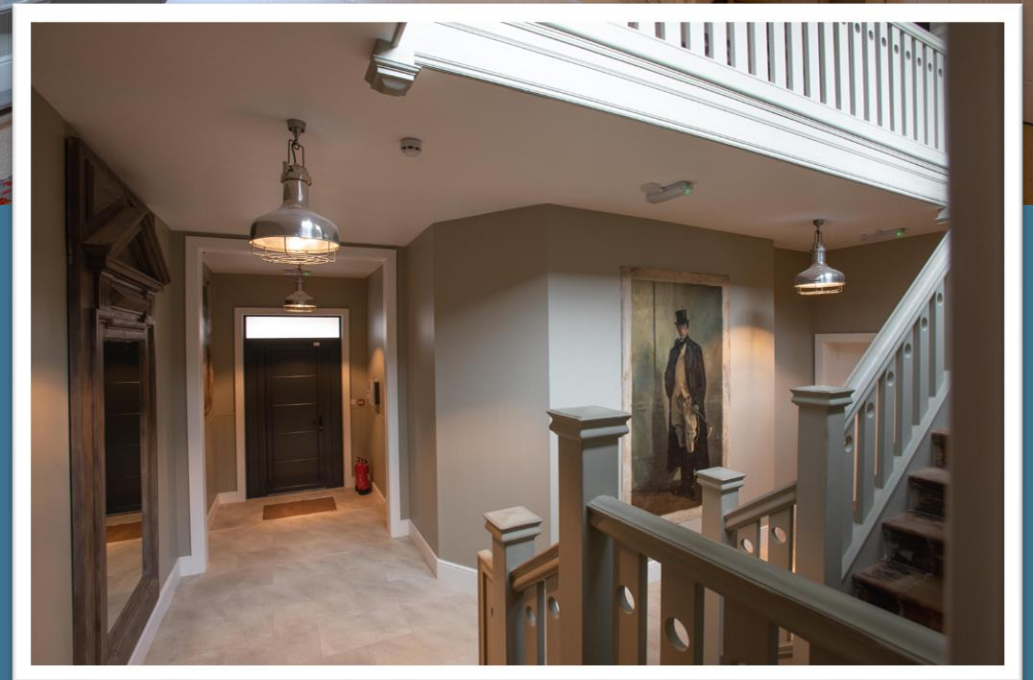


Freshwater House offers a delightful garden with an upper sun deck, lower outdoor dining area and lawn.

In addition, there is parking for up to 6 cars with two electric car chargers.

There is potential to expand the offering at Freshwater House via the conversion of an ancillary area which is currently unused, subject to obtaining planning permission. The area would suit conversion to public bar or restaurant, games room or staff accommodation (STPP) and is already connected to the building's services including first fix electrics, plumbing and central fire alarm system.

GENERAL INFORMATION



SERVICES
All mains services.

TENURES
Freehold

ENERGY RATINGS
EPC Rating: C

TRADE
The Property is currently operated as an exclusive use holiday unit in conjunction with the George Hotel in Yarmouth.

More details of the Property can be found at:
<https://www.thegeorge.co.uk/freshwater-house/>

VAT
Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

FIXTURES AND FITTINGS
Trade inventory will be included in the sale. Stock at valuation on completion.

LOCAL AUTHORITY
Isle of Wight Council
County Hall, High St, Newport PO30 1UD
01983 821000

RATEABLE VALUE & COUNCIL TAX
Freshwater House does not appear on either the VOA Rateable Value list nor has the Property been allocated a Council Tax Band.

VIEWINGS
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

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