



MOUNT PLACE

Main Road • Wellow • Isle of Wight • PO41 0TD





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A beautifully refurbished Victorian country house with stunning views, two acres of gardens and grounds including a large field, and a substantial multi-purpose outbuilding

Ground Floor

Entrance Hall | Sitting Room | Kitchen/Dining Room | Snug | Shower Room/WC | Office/Bedroom 5 | Utility Room | Cloakroom

First Floor

Landing | Bedroom One | Family Bathroom | Three Further Double Bedrooms

177 sq. m. (1,905 sq. ft.) approx.

Gardens and Grounds

Extensive Gardens and Orchard | Large Gravel Driveway

Outbuildings

Workshop One | Workshop Two/Storeroom | Sunroom | Open-Bay Single Garage | Log Store

Land

A large part-fenced field/ paddock extending to 1.53 acres | Private track leading from the public highway to field

In all extending to approx. 1.98 acres

Guide Price: £898,500

LOCATION

Mount Place is located in Wellow, a small rural village in West Wight, with stunning views of the countryside and Brook Downs to the South. The historic harbour town of Yarmouth, approximately two and a half miles away, offers an excellent range of independent shops, cafés and restaurants, sailing facilities and direct mainland ferry connections. In nearby Shalfleet, the picturesque quayside and the wider Newtown National Nature Reserve provide a network of footpaths, bridleways and countryside trails for country and coastal walking, riding, running and cycling etc. Mount Place is ideally suited to those seeking a country lifestyle without compromising accessibility.

THE PROPERTY

Believed to date from 1895, Mount Place is an impressive Victorian country residence with an Edwardian front extension providing the main reception room and main bedroom and further, more recent additions included as part of a comprehensive refurbishment.

The property retains many of the characteristics associated with a country house of the period, open fireplaces, high ceilings, square-bay window etc. The internal spaces are light and bright and provide well-proportioned accommodation with fine views across the gardens and neighbouring farmland. In the last five years a substantial programme of improvement works has transformed the property into a stylish home equipped for modern family living. Of particular note is the addition of a single-storey extension creating a superb contemporary kitchen and dining space.

The following have also been recently completed: a newly tiled roof, new porches at the front and rear, a lean-to roof over the terrace with oak and brick struts, new external facias and drainpipes and repointing of the entire house.

Outside the gardens and grounds have been extensively landscaped to provide a large garden, ample gravelled parking and a beautiful separate wood clad building incorporating a garage, workshops and a wonderful sunroom overlooking the field at the rear of the property.

House

Ground Floor

Entrance Hall

A welcoming reception hall providing access to the principal ground floor accommodation.

Sitting Room

A particularly light and elegant south-facing reception room featuring a large square-bay window and attractive fireplace with wood burning stove.

Snug

A comfortable family reception room with a recently installed multi-fuel stove, fitted bookcases and French doors opening onto the front garden.



Kitchen / Dining Room

A contemporary extension featuring a high-quality, buttermilk, fitted kitchen surrounding a large central island unit. Black granite worktops and tiles add a touch of sophistication along with the gloss floor tiles. Underfloor heating is provided in one section of this room. There is a Smeg oven with gas range, extractor above and a stainless-steel sink and drainer with water softener below. A roof lantern provides additional light as well as the bi-fold doors which open onto the rear garden and wrap-around terrace offering an exceptional al fresco space for entertaining both family and friends.

Office/Bedroom 5

A multifunctional room currently used as an office, with patio glazed door opening onto the garden. This together with the downstairs shower room, could provide a bedroom on the ground floor.

Cloakroom

A practical understairs area for coats, boots and everyday storage.

Utility Room

Fitted with top and base units, worktops and stainless-steel sink. Housing the boiler and providing useful storage space.

Shower Room/ WC

A large shower room with corner shower, basin and WC. Underfloor heating.

First Floor

Landing

A spacious split-level landing providing access to the principal family accommodation. South and west-facing windows with fitted wood shutters. Loft with drop-down metal ladder leading to boarded and insulated attic space.

Bedroom One

A generous double bedroom with far-reaching southerly views via two sash windows across the countryside towards Brook Downs. Ornate Edwardian fireplace with original decorative tiles.

Bedroom Two

A dual-aspect double bedroom with south and west-facing windows providing natural light and countryside views.

Bedroom Three

A spacious double bedroom enjoying an attractive easterly outlook across surrounding farmland.

Bedroom Four

A cosy double bedroom overlooking the rear garden with rooflight and sloping ceiling.

Family Bathroom

A modern bathroom with fitted bath, large shower, basin and WC with views over the rear garden. Rooflight and underfloor heating.

GARDENS AND GROUNDS

Mount Place occupies an elevated position within its (approx.) two-acre plot.

The front garden enjoys a sunny south-facing aspect and is principally laid to lawn with gravelled driveway and parking in front of the house. The front garden is enclosed in part by a mature beech hedge which provides both privacy and character, parting in the centre where there is a picket gate with archway over. To the rear, the extensive lawned gardens spread northwards crossing seamlessly into the adjacent field and beyond, becoming part of the stunning countryside backdrop, a superb setting for outdoor life at this property. Trees in the gardens include a row of beech trees at the front and apple, pear, fig, plum and magnolia to the rear.

Included in the list of external refurbishments competed in recent years are a redesigned and laid driveway, extensive field fencing, installation of a buried gas tank, replacement sewage treatment plant and a comprehensive system of French drains.

OUTBUILDINGS

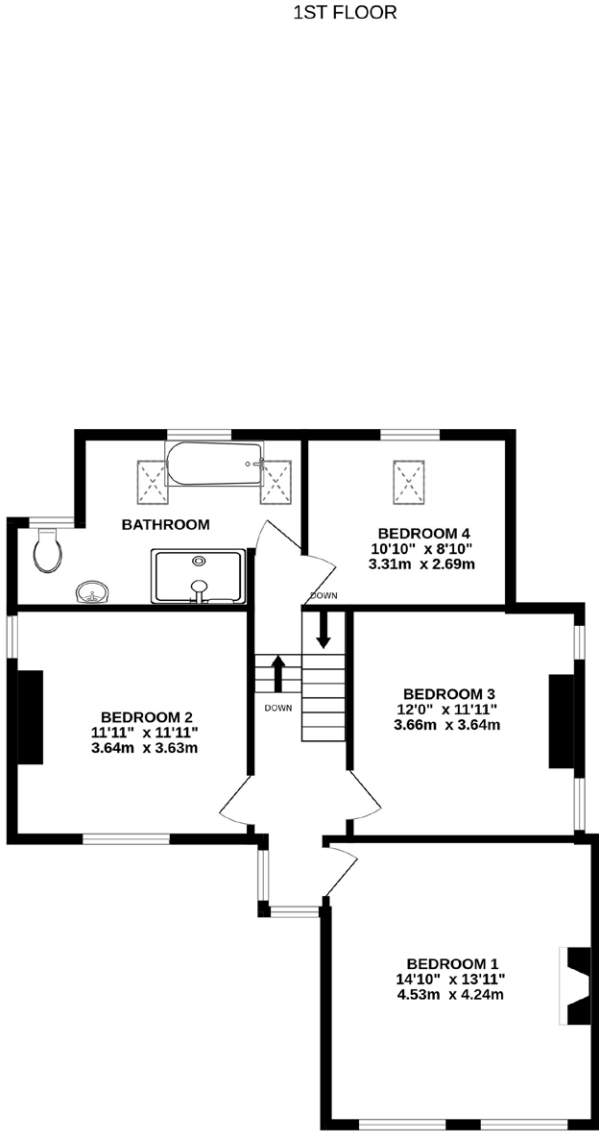
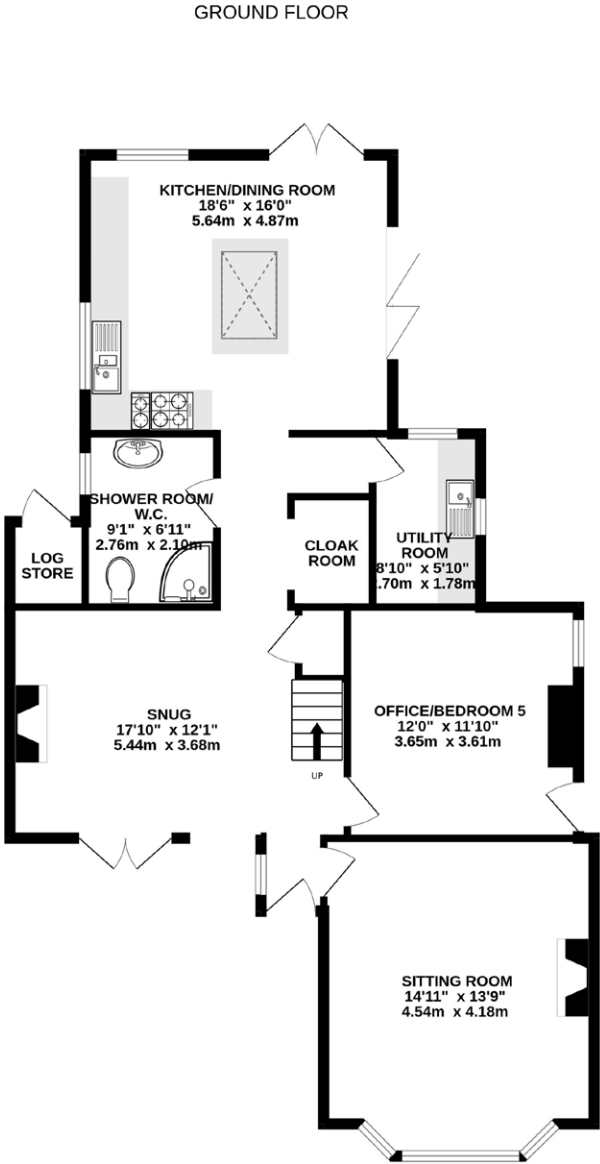
Positioned within the southern corner of the field is a substantial detached outbuilding with attractive larch cladding to blend with its rural surroundings. This is currently used as a single open- bay garage, glaze-fronted sunroom with wood burning stove, workshop space and storeroom. Benefitting from power and water mains connections, the building offers the potential for a wide variety of uses (with the correct permissions). There is an attached log store on the west side of the house with wood door (originally an outdoor toilet).

LAND

The property benefits from a large field (1.53 acres approx.) which could be subdivided into smaller paddocks. The field has fencing on three sides and access from the road at the front of the property via a five bar gate and track which runs down one side of the grounds, directly into the field. Equestrian permission would need to be sought for this use.



NOT TO SCALE



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Access

Mount Place is accessed off the public highway, Main Road in Wellow.

The land and outbuilding are accessed separately via a 5-bar timber gate to the side of the main house.

Right of Way

There are no public or private rights of way across the property.

Services

House

Mains water and electricity. Private drainage via sewerage treatment plant. LPG gas supply.

Outbuildings

Mains electricity and water.

Broadband availability

Ultrafast Broadband available up to 900 Mbps download and 900 Mbps upload.

Mobile /Internet Coverage

Good indoor and outdoor (5G).

Covenant

The property benefits from a restrictive covenant over the adjoining land to the west, limiting future development. No building may be erected within approximately 95 feet of the road frontage or within 40 feet of the property's western boundary, helping to protect the property's setting and outlook.

Tenure

Freehold with vacant possession.

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Isle of Wight Council

Council Tax Band

Band F

Postcode

PO41 0TD

EPC

E

Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

What3Words

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Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE
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NB These particulars and photos are as at October 2026

NB There is an aerial at the property that allows the vendor to monitor aircraft. This will be removed prior to completion.

IMPORTANT NOTICE

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Isle of Wight

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