

SPENCE WILLARD



Watchingwell Manor, Calbourne, Isle of Wight

A magnificent Grade II listed Georgian manor house dating from 1774, located in a wonderful rural position extending to 2.55 acres (1.03 ha), with 6 bedrooms, a hard tennis court, substantial games/ gym building, immaculate landscaped grounds. The driveway has recently had new ash felt topped with chippings and comes with a 3 year guarantee.

VIEWING

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Watchingwell Manor, unexpectedly back on the market, is one of the most sought-after Island manor houses located in rural, yet accessible location, with 6 bedrooms, 3 bathrooms, reception hall, 3 reception rooms and a fine dining conservatory/orangery, this elegant period property is built in a traditional Georgian style; and is presented to a high standard. It stands in spectacular well-manicured grounds including an all-weather tennis court and gym/games room. The driveway has recently (March 2025) had new ash felt topped with chippings and comes with a 3 year guarantee. Land available by separate negotiation.

The secluded rural location provides beautiful countryside views and is close to wonderful country walks as well as to both the sandy beaches of Compton Bay and the restaurants, shops, harbour, and the ferry at Yarmouth. The famous sailing town of Cowes is a 15-minute drive away with its fast catamaran link to Southampton and onward London trains.

Accommodation

The accommodation is set out over three levels and comprises of: -

Ground Floor

Reception Hall

With flagstone floor; stairs to 1st floor and down to Cellar.

Study

East facing aspect across the formal driveway and adjacent lawns. Recently decorated with dado panelling, window seat.

Sitting/ Drawing Room

With centrally located wood-burning stove, dado panelling, recently decorated, window seats, window shutters and impressive original period slatted lattice door.

Rear Hall

With flagstone floor and exterior door.

Snug/Dining Room

With fitted cupboards, fireplace with wood burning stove.

Orangery

Bespoke solid wood construction, with limestone floor, 2 pairs of French doors open to the garden terrace and pair of bi-fold French doors to:

Kitchen

Recently refurbished units and worktops. The kitchen was converted from the original 'brew house' vaulted ceiling, exposed beams with 6 Oven gas/electric Aga range with gas hob; fitted units by Mark Wilkinson. Surfaces and limestone floor & double 'Belfast' sink. Island unit and breakfast bar.

Utility Room

With beech wood-work surfaces and Belfast sink.

Cloakroom

With WC & wash hand basin.

First Floor**Landing****Rear Landing**

With Airing Cupboard with 'Mega-flo' unvented hot water cylinder.

Master Suite Bedroom (Dual Aspect)

Opens to Dressing Room with fitted wardrobes and cupboards adjoining:

Bathroom

With double-ended bath, WC, and double wash hand basins set in marble surfaced vanity unit, tongue, and groove dado panelling.

Shower Room

With shower in glazed cubicle, WC, and wash hand basin.

Bedroom 3

With cast iron horseshoe fireplace and two original fitted cupboards.

Bedroom 2

With cast iron fireplace and two original fitted cupboards.

Second Floor**Landing/ Sitting Room**

**Shower Room**

Newly installed with shower in cubicle, WC, wash hand basin.

Bedroom 4

With tongue and groove dado panelling.

Bedroom 5

With cupboard tongue and groove dado panelling & 'Velux' window.

Bedroom 6

With cupboard tongue and groove dado panelling.

Gardens & Grounds

To the front and rear of the Manor the gardens comprise of formal lawns, herbaceous borders and mature specimen trees including oak, holly, silver birch and a fine walnut tree. The gardens extend around the property and are exceptional having been planted with over 5000 individual plants. A stunning new rose garden has recently been planted and there is a fabulous, covered pergola all offering fine views across the gardens. To the south and west of the main house is a charming stone-paved dining and seating terrace and extensive formal lawns to the front and rear of the main house. An enclosed hard, all weather tennis court can be found set by itself away from the formal lawns. The pristine rear lawns are watered by a concealed automatic irrigation system with rain sensors. Behind mature hedging, a screened footpath crosses the grounds to the west of the manor.

Services And Heating

Mains water (free), and electricity (3 Phase to the Manor) are connected to the property. Newly installed treatment plant in May 2023). The property is heated via a combination of radiators and under-floor heating supplied by an oil-fired boiler fed from a 5,000L tank.

Postcode

PO30 4HZ

Council Tax

Manor: Band G Amount Payable circa £3,764.00 per annum.

Viewings

Strictly by appointment with the selling agents: Spence Willard





Watchingwell Manor

Approximate Gross Internal Area
House - 4887 sq ft - 454 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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