

SPENCE WILLARD



East Wing, Alum Bay House, Alum Bay, Isle of Wight

A wonderful three-bedroom former wing of a substantial period residence, beautifully tucked away on the fringes of the West Wight near Alum Bay and set within large, beautifully managed gardens.

VIEWING

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On entering East Wing, you are welcomed into a generous dining hall—an impressive space ideal for entertaining and an immediate showcase of the property's style and attention to detail. A cloakroom sits conveniently nearby, and the staircase rises from this room. Along the south side of the house, a long living room provides excellent space for relaxation, with a door opening onto a sunny south-facing patio. The beautifully appointed bespoke 'Harvey Jones' kitchen offers a stylish and highly practical workspace, also enjoying direct access to a charming, sheltered patio. To the rear, a large conservatory/garden room overlooks the extensive gardens and includes fitted cupboards, a sink and work surface, perfect for preparing breakfast or refreshments while enjoying the view.

Upstairs, there are three well-proportioned double bedrooms, with the principal bedroom featuring a superb en suite bathroom complete with separate shower cubicle, freestanding bath and dual vanity basins. A further well-appointed shower room completes the first-floor accommodation. The ground floor is finished with an attractive mix of 'Ted Todd' engineered oak flooring and colourful Moroccan-inspired tiling within the conservatory/garden room. The property is warmed by oil-fired central heating and benefits from double-glazed windows throughout.

Outside, East Wing is set within impressive, beautifully managed and landscaped gardens offering ample space for recreation and cultivation, all framed by a wonderful rural backdrop across the West Wight and far-reaching coastal views towards the Solent and mainland beyond.

LOCATION

East Wing is superbly positioned within an Area of Outstanding Natural Beauty, surrounded by National Trust land and offering access to the coastal path, where some of the Island's most dramatic scenery and sea views unfold. The characterful Highdown Inn is just moments away, with Totland Bay's beach and local shops within a mile. Freshwater village is a little further away and provides a full range of amenities, while Yarmouth's historic harbour and ferry terminal offer effortless travel to the mainland and direct rail links from Lymington to London. With sandy beaches, sailing waters, riding routes, downland walks and a nearby golf course all close at hand, this is a truly enviable setting, perfect for those seeking a peaceful permanent residence or a beautifully situated holiday escape.

DINING HALL

5.15m max x 3.45m (16'10" max x 11'3")

A characterful and welcoming room, featuring a fireplace at one end and offering ample space for a dining table and chairs. The staircase rises from here, along with access to the cloakroom.

CLOAKROOM

A useful facility neatly fitted with a WC incorporating a wash hand basin over the cistern.

LIVING ROOM

8.20m x 3.05m (26'10" x 10'0")

A well-proportioned room enjoying a southerly aspect with two windows and a door out to the gardens. There is space for both a cozy sitting area as well as additional room for a study/music area.

CONSERVATORY/GARDEN ROOM

5.60m x 3.20m (18'4" x 10'5")

A wonderful, light-filled room with windows on three sides, offering glorious views over the gardens and towards Tennyson Down in the distance. A neatly fitted kitchenette features a butler-style sink with 'Quooker' instant hot water tap and attractive curved-end cabinetry topped with an oak work surface, creating a useful space for breakfast or preparing tea and coffee. The sitting area is enhanced by a Moroccan-inspired tiled floor, adding a stylish touch of colour. Two sets of double doors open directly to the gardens and adjoining patio areas.

KITCHEN

3.45m x 2.55m (11'3" x 8'4")

This stylish Harvey Jones kitchen is finished in a gentle neutral palette and enhanced by quartz worktops with an inset sink and breakfast bar. Integrated appliances comprising an induction hob with cooker hood, electric oven, microwave and a dishwasher, sit alongside beautifully made shelving, cupboards, drawers and a practical pull-out larder. Double doors and a window frame views of the garden and lead directly out to the patio.

FIRST FLOOR LANDING

Featuring a practical utility cupboard with space and plumbing for a washing machine as well as the opportunity to stack a tumble dryer above if desired.

BEDROOM 1

4.20m x 3.05m plus hallway link (13'9" x 10'0" plus hallway link)

A spacious double bedroom enjoying a southerly aspect with ample space for wardrobes and furniture. A hallway link leads to:

EN SUITE BATHROOM

2.65m x 2.35m max (8'8" x 7'8" max)

This beautifully finished space features elegant marbled wall panelling and a luxurious suite including a shower cubicle, freestanding double-ended bath with floor-mounted filler tap, WC and bespoke cabinetry with quartz effect top and fitted with twin countertop basins. A contemporary ladder towel radiator adds the final touch.

BEDROOM 2

4.00m x 3.05m (13'1" x 10'0")

Another generous double bedroom also enjoying a southerly outlook and featuring recessed shelving.

BEDROOM 3

3.65m x 2.55m (11'11" x 8'4")

A further double bedroom overlooking the gardens with a view beyond to Tennyson Down.

SHOWER ROOM

2.05m x 1.75m (6'8" x 5'8")

Another well appointed facility with a modern suite comprising a good sized shower cubicle, vanity wash basin and a WC. Attractive wall panelling adds a stylish touch and incorporates a neatly concealed storage cupboard as does the ladder towel radiator.





OUTSIDE

The property occupies a generous plot with extensive, well-managed grounds to the side and rear, while the main entrance is approached via a charming paved courtyard to the front, accessed from a gravelled parking area serving the neighbouring properties within Alum Bay House. East Wing benefits from its own private parking area with space for up to four cars, which in turn leads to a useful detached timber garage measuring 5.90m x 2.80m (19'4" x 9'2") with double doors.

The expansive gardens are predominantly laid to lawn and beautifully landscaped to create a colourful, parkland-style setting with established trees, hedging and well-stocked beds and borders. Beyond the garden, open fields and downland form an attractive backdrop, with views stretching across the West Wight to the Solent and mainland coastline from the far end of the plot. A neatly screened vegetable garden with several raised beds sits to one side, beyond which lies a timber shed and an area planted with young fruit trees and shrubs, complete with a 'Rhino' high quality greenhouse (available by separate negotiation), ideal for further cultivation if desired. Adjacent to the property are three attractive patio areas, each accessed directly from the house and offering ideal spaces for relaxation, entertaining and al fresco dining.

COUNCIL TAX BAND

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EPC RATING

E

TENURE

Freehold

POSTCODE

PO39 0JA

VIEWING

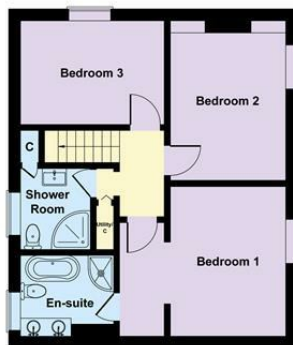
Strictly by appointment with the selling agent Spence Willard.







East Wing



FIRST FLOOR



GROUND FLOOR

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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