



# EMMETT HILL HOUSE

Emmett Hill, Chale Green, Ventnor, Isle of Wight, PO38 2JU





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ARCHITECTURE & DESIGN

# EMMETT HILL HOUSE

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Emmett Hill House is a charming and secluded gem situated in glorious South Wight countryside. The property includes a detached four-bedroomed house, a number of outbuildings, pasture and woodland, all extending to 5.5 acres.

## Emmett Hill House

### Ground Floor

Entrance hall | Living room | Kitchen | Dining room | Cloakroom | Utility room | Family room | Conservatory

### First Floor

Landing | Two double bedroom with en suite bathrooms | Two small double bedrooms | Family bathroom

### Gardens & Grounds

Gardens and grounds | Large driveway | Streams and brooks

### Buildings

Office/adjoining garage | Timber garage with log store | Tractor shed

### Land and Woodland

2.1 acres of woodland | 2 acres of pastureland | Pond | Further pole barn

For sale by private treaty

Available as a whole

Guide Price £895,000



## LOCATION

Emmett Hill House is set in a sheltered south facing position, giving the property a real sense of privacy and seclusion.

As soon as you enter the private driveway leading to Emmett Hill House, there are spectacular views towards the English Channel and The Needles.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent

(HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Marlborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George in Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running), North House and The Smoking Lobster.





## THE PROPERTY

Emmett Hill House is a substantial 4-bedroom detached home oozing with character and period features.

### Ground Floor

Emmett Hill House is approached via a private driveway with ample parking to the front of the property.

Entering Emmett Hill House through the enclosed porch is the front door with eye catching stained glass features. This leads into the entrance hall with a W.C and under stairs cupboard. Off the entrance hall is the snug, featuring a stone fireplace fitted with a log burner, exposed timber beams and triple aspect views to the surrounding gardens. The formal lounge has exposed timber beams in the ceiling and considerable fireplace with a log burner and a large oak mantle. In one corner of the lounge is a bread oven dating back to circa 18th Century, providing a glimpse into the history of the property. Off the lounge is a conservatory with views across the land and opens to the garden.

The substantial kitchen benefits from a pantry and provides ample space for entertaining and cooking and leads through to the dining room. A utility room is positioned off the kitchen with plenty of space for appliances.

### First Floor

The first-floor benefits from a large landing with a family bathroom and two single bedrooms. There are two substantial double bedrooms, both benefitting from en suite facilities.





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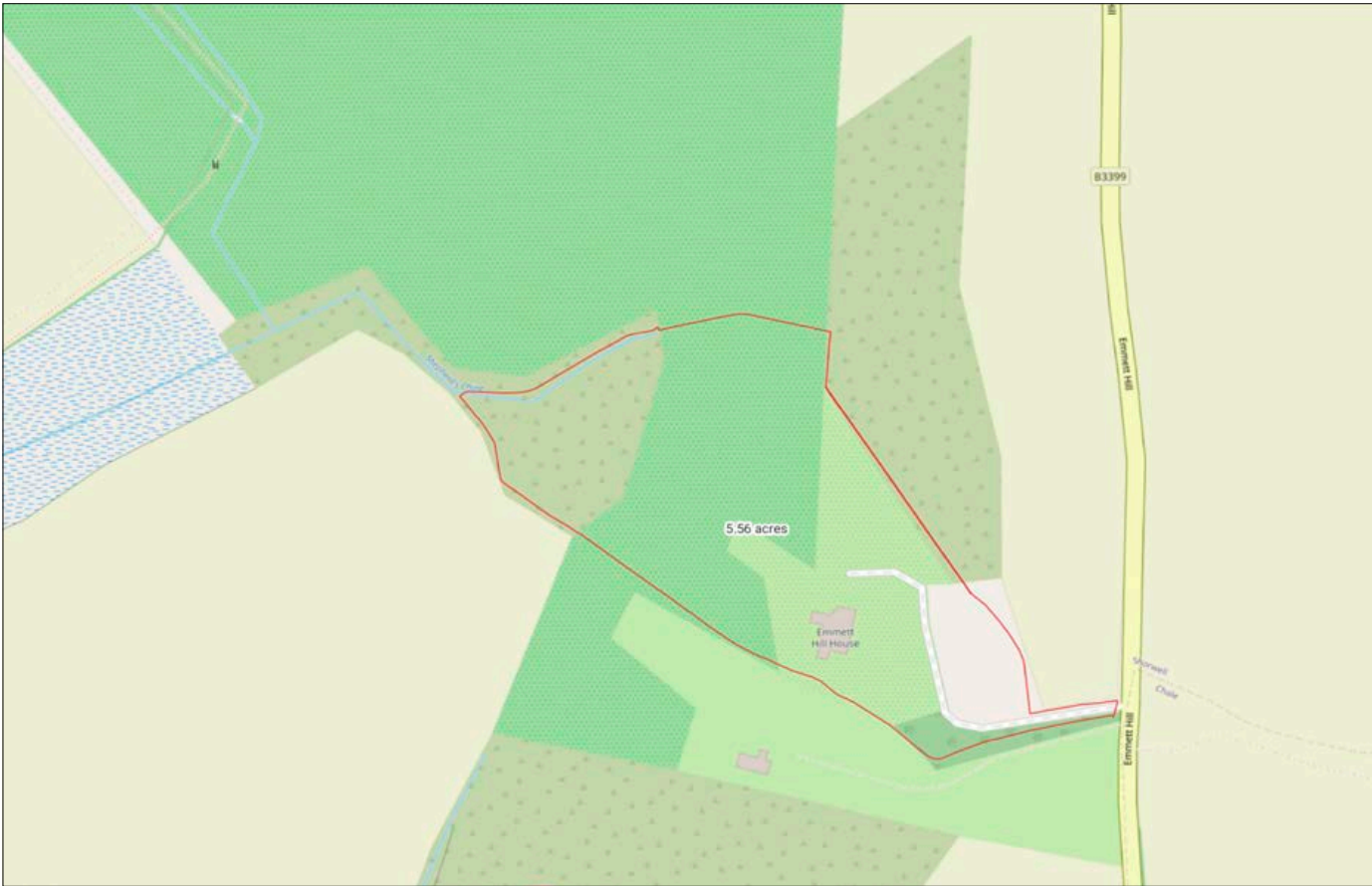


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## **GARDENS AND GROUNDS**

The house is served by a private driveway lined with trees and shrubs and stunning views across the West Wight. The gardens are mainly laid to lawn and surrounded by trees providing shelter from prevailing winds. There is a flagstone courtyard off the conservatory, perfect for al fresco dining.

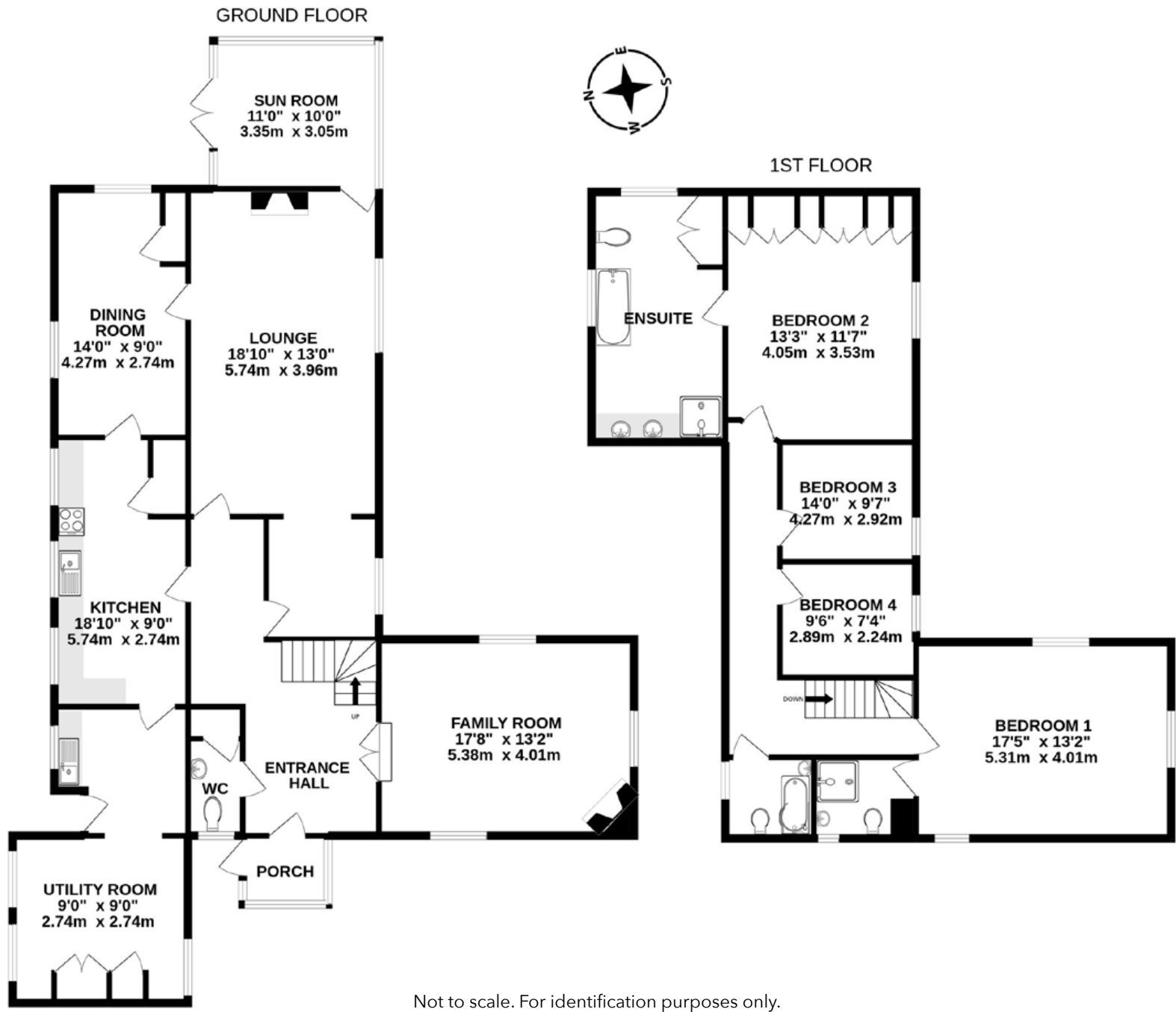
The farmhouse benefits from landscaped gardens that are well maintained.

## **BUILDINGS**

There are several outbuildings situated off the driveway, currently used for a range of different purposes. The buildings include a detached modern block, within close proximity to the house which is partially used as a home office (with all services connected) including a W/C with adjoining garage with electric and concrete floor, large double timber shed with rear log store and tractor shed with concrete floor. All the buildings are connected to mains electric, some with private drainage, WIFI and water.

## **LAND AND WOODLAND**

The property benefits from 4.1 acres of pasture and woodland including a large pond and a number of streams and brooks. The pasture supports wild flowers which are prime in the spring. The pastureland extending to just under 2 acres, includes a pole barn. The land has potential for a perfect glamping/yurt location with far reaching views towards the West Wight area.



Not to scale. For identification purposes only.

# GENERAL REMARKS

## Method of Sale

Emmett Hill House is offered for sale by private treaty as a whole.

## Access

The access to the property is directly from the public highway, Emmett Hill.

## Services

The house is served by private drainage, mains water, mains electric and oil fired central heating. The house also benefits from Solar Panels earning a Feed in Tariff (FIT) with 15 years approximately remaining.

The office and garage are connected to mains services and private drainage. Some of the buildings are connected to mains services.

## Wayleaves, Easements and Rights of Way

There are no public or private rights of way over the Property.

## 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

G

## EPC

D

## Postcode

PO38 2JU



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## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## Fixtures and Fittings

BCM Wilson Hill will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

## Health and Safety

Given the potential hazards of a farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the agricultural buildings.

## Building Safety/Asbestos

The property may contain some Asbestos materials of which the location. An asbestos report will be carried out by the vendor.

Due to the nature of the property, viewings must be accompanied with the sole selling agent and suitable footwear must be worn.

## Viewings

Viewings strictly by appointment with BCM Wilson Hill.

## Selling Agent

BCM Wilson Hill, Isle of Wight office  
Red Barn, Cheeks Farm, Merstone Lane, Merstone,  
Isle of Wight, PO30 3DE

NB. These particulars are as at September 2025 and photography taken September 2022.

## IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.



**Isle of Wight**

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