

SPENCE WILLARD

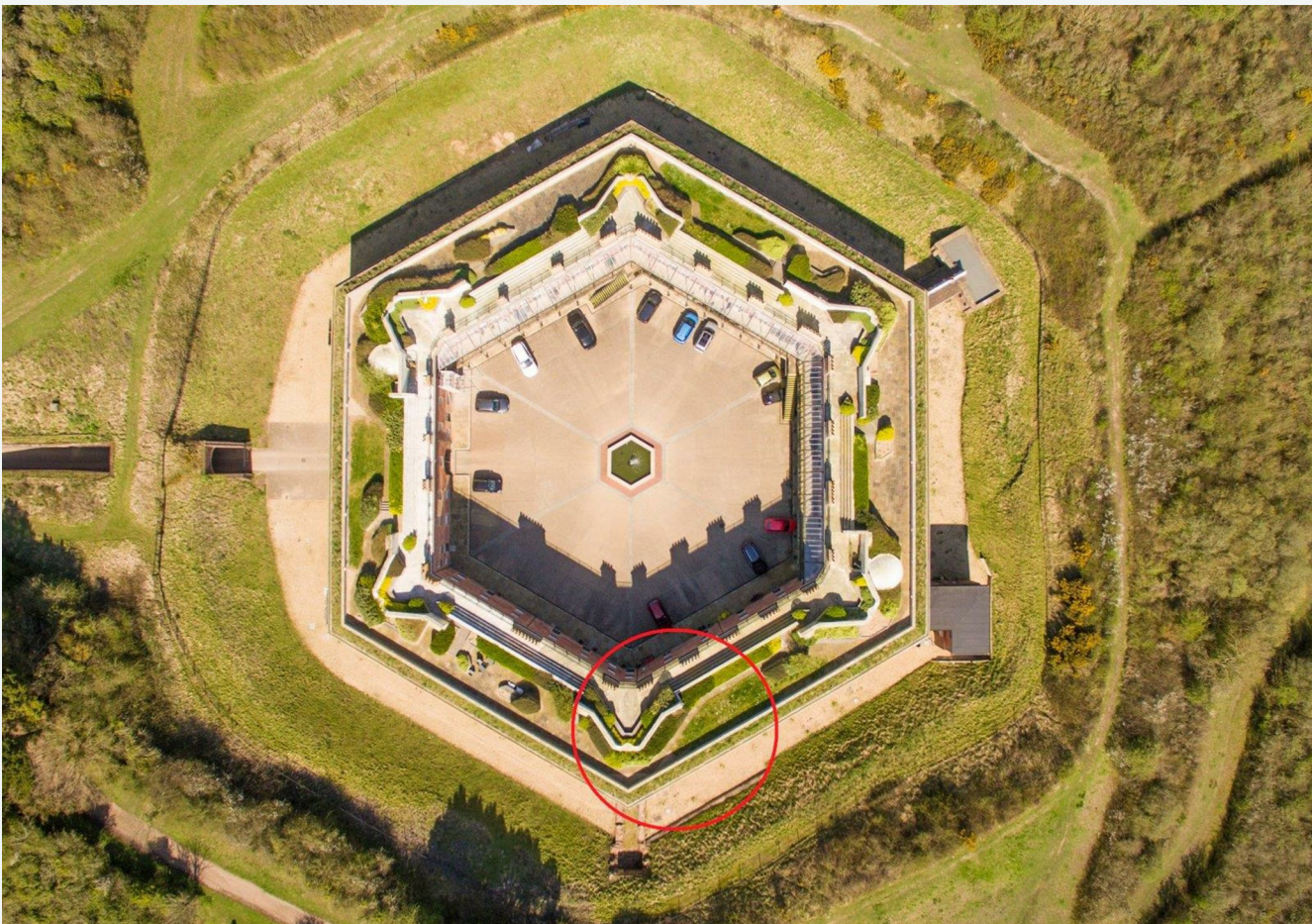


14 Golden Hill Fort, Freshwater, Isle of Wight

A golden opportunity to purchase a 3-bedroom, 2-bathroom and shower room (all en-suite) terrace house with 2734sq ft of luxury accommodation, surrounded by Golden Hill Country Park.

VIEWING

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No 14 is an immaculate and substantial, three-bedroom comfortable home set within a remarkable Grade I listed former Victorian Fortress known as Golden Hill Fort. An impressive, terraced house that has been developed to a high standard and offers a truly stunning central hallway, which is set over two levels and leads to all the principal rooms. The property has been refurbished by its current owners to a high standard over the past 24 months or so.

Constructed in 1863 with an intriguing history, this grade I listed building was once residence to the famous A.A. Milne, author of Winnie the Pooh, while he was stationed here training troops as a lieutenant.

14 Golden Hill Fort is unique with its expansive entrance hall, leading to a magnificent entertainment area, complete with granite staircase, Venetian plaster feature wall leading to the first floor with a 30ft vaulted ceiling and Juliet balcony. The 34ft grand lounge is perfect for relaxing evenings. Downstairs also benefits from a study, utility room and WC.

The kitchen has an electric hob, two ovens, microwave and integrated fridge/freezer and dishwasher. The kitchen also has back doors leading to a picturesque BBQ and entertainment area in the dry moat.

Upstairs, three spacious double bedrooms feature vaulted ceilings and lovely views, complemented by a private dressing room off the master suite.

There is a communal rooftop garden and bike storage area. The property benefits from a Vaillant Eco heating system with efficient insulation to internal walls and hot water. There are 2 allocated parking bays in the gated courtyard and visitor bays around the fountain.

Currently used as a primary residence, this property can also achieve a significant income per annum as a holiday let.

The house is part of Golden Hill Fort, which is a gated residential housing development, located between the historic harbour town of

Yarmouth and the village of Freshwater, offering an excellent range of amenities. All three bedrooms are good sized doubles with the master benefitting from a quality shower room en-suite. There are large sash windows and high ceilings allowing for a light and airy feel to the property and premium flooring is laid throughout. The kitchen is fitted with marble worktops, integrated kitchen appliances including; large fridge, large freezer, dishwasher, electric hob, two ovens, and microwave. There is an electronic entry system, mood lighting and good heating systems benefit the property. Every detail has been thought of to blend the historic fabric of the building with breath-taking 21st century modern design, luxury and comfort.

Accommodation

The ground floor comprises of a truly impressive sitting/dining room with a wonderful red brick having been exposed in parts of the house. A useful and good-sized study is located off the grand central hallway. There is an external door leading to the north-west from the kitchen into a garden area. All three of the bedrooms (all double), enjoy en-suite facilities and the principal bedroom has a large walk-in dressing room. There are premium grade appliances and fittings that have been installed.

Outside

The property has the use of beautiful, landscaped roof gardens affording 360° views across the Solent, English Channel and rolling countryside with plenty of room to relax with family and friends. There are ample places to sit amongst the shrubs and bushes that have been planted which allows for a high level of privacy. There is parking directly in front of the property and the whole development is accessed through two electric, key fob activated gates. The Fort is enclosed by woodland known as Golden Hill Country Park (owned by the Isle of Wight Council and managed by Gift To Nature Trust), which has a network of attractive rural footpaths to enjoy, quite literally on your doorstep.

History of Golden Hill Fort

Constructed in 1863, about sixty metres above the North West coast of the Isle of Wight, this distinctive hexagonal building had the height, strength and strategic position to help counter what was at the time perceived as a serious threat of attack from across the Channel. Together with over 20 other structures in and around the region, the Palmerston defences were used as accommodation for troops manning the forts and batteries protecting the Needles passage.

Solidly built with an attractive symmetry that reflected the discipline of the military and with wide ranging vistas across the Solent and Afton Down, Golden Hill Fort was designed to provide the surrounding area with a secure local base in times of war. Now, about 150 years later, this remarkable Grade I listed landmark has been transformed into a series of just 18 spectacular and individual luxury houses. This is a unique opportunity to acquire a home with a genuine sense of history, quality and space.





Holiday Letting

Example properties in the Fort have an excellent track record as a holiday let. Therefore, there is the possibility to acquire this as a second home/investment to provide an excellent income.

Island Access

The Island is well served with transport links to the mainland with the nearest ferries (two ferry operators) at Yarmouth just minutes away, operating a 25-minute service to Lymington in the New Forest National Park. Car ferry routes also operate from East Cowes to Southampton (55mins) and Fishbourne to Portsmouth (35 mins). Fast catamaran services operate from Cowes to Southampton.

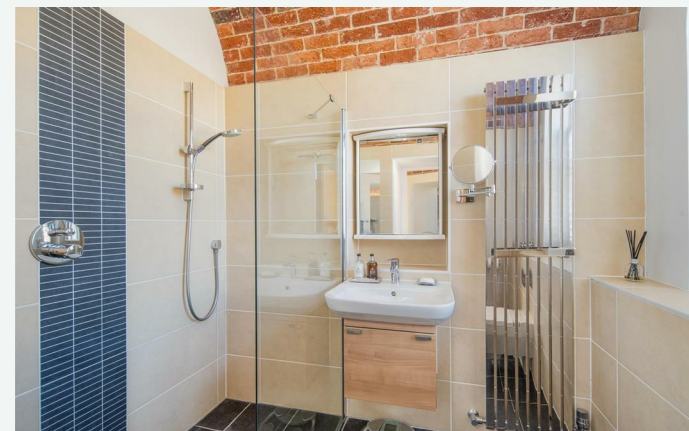
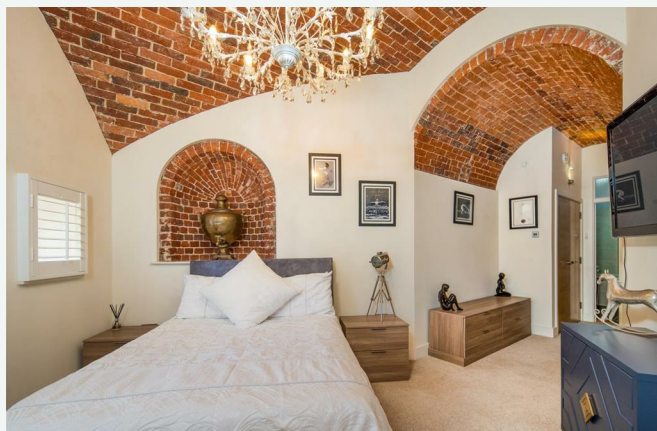
SERVICES Mains drainage, water, electricity and gas serve the property.

TENURE Leasehold 999 years from 1st January 2011. Service charge approximately £5,744.88 per annum.

COUNCIL TAX Band F

POSTCODE PO40 9GD

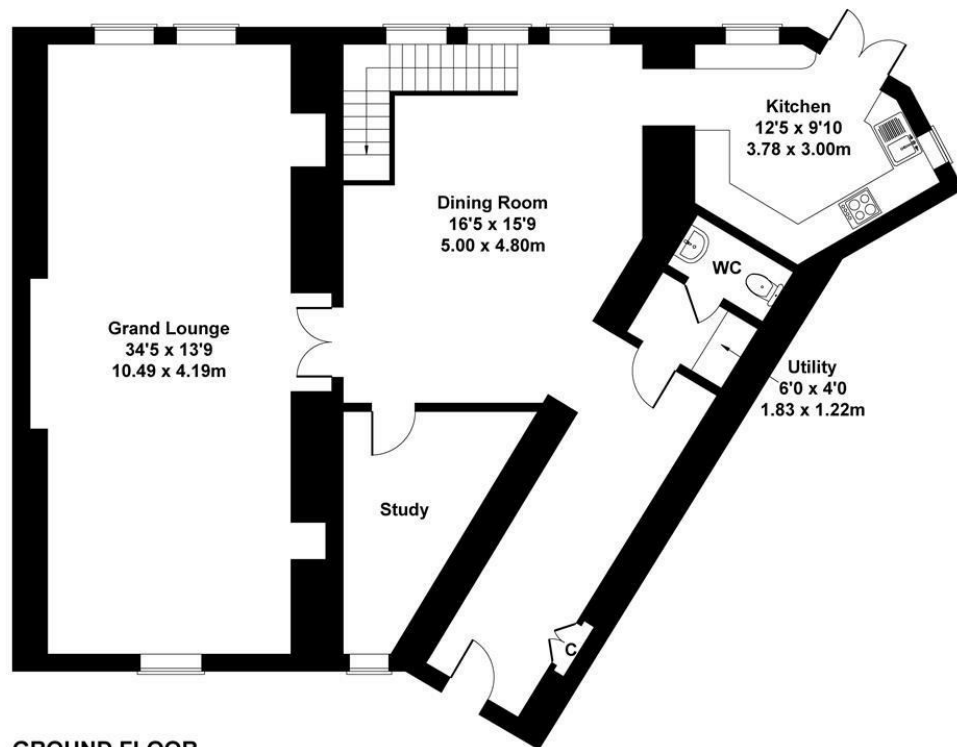
VIEWINGS Are strictly by appointment with the sole selling agents, Spence Willard.



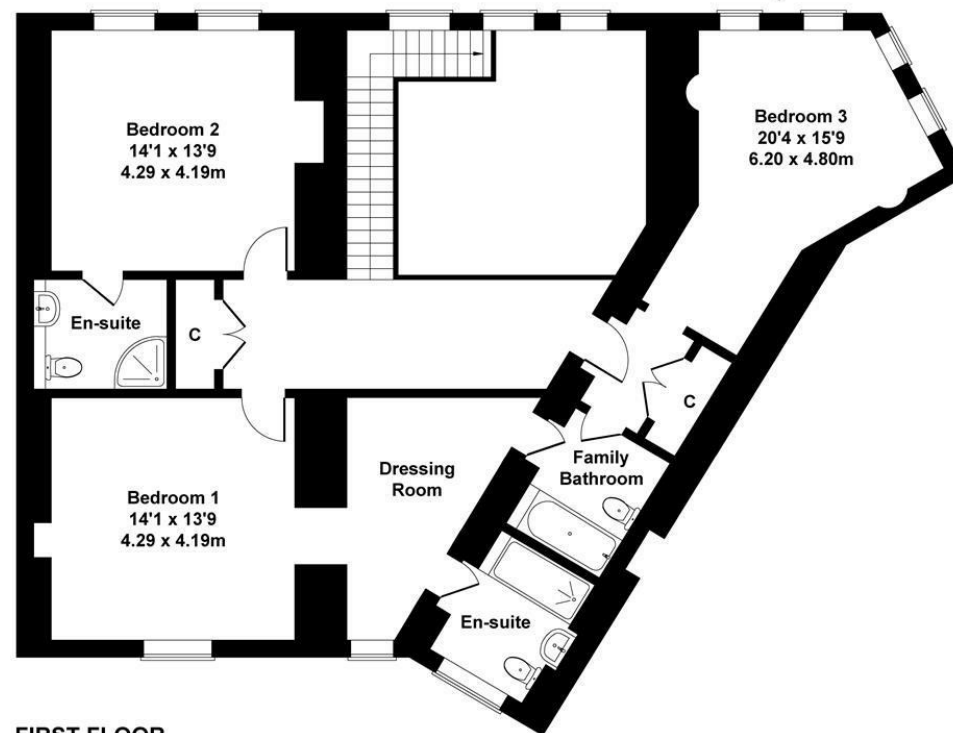


14 Golden Hill Fort, Freshwater

Approximate Gross Internal Area
2734 sq ft - 254 sq m



GROUND FLOOR



FIRST 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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