

Moons Hill House

MOONS HILL | TOTLAND BAY | ISLE OF WIGHT

SPENCE WILLARD

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MOONS HILL, TOTLAND BAY, ISLE OF WIGHT

Unquestionably, one of the finest country houses on the Isle of Wight following a comprehensive refurbishment to an exceptional standard with a significant increase in size and the creation of an attached atrium indoor pool complex, all set within grounds of about 8.5 acres (3.44 hectares)

Perfectly situated in a private, elevated position at the end of the sweeping driveway, Moons Hill House is an unrivalled country house located behind the fold of the magnificent Downs with the famous Tennyson Monument being a short walk from the property.

Dating from the 19th century, Moons Hill House blends period elegance with cutting edge modern design. Sweeping staircases with fine hardwood bannisters, flagstones, high corniced ceilings, sash windows, and fireplaces sit alongside contemporary open-plan spaces and full-height windows that flood the house with light. On entering the house from either of its two formal front doors you immediately sense a property that exudes style and grandeur in a understated manor. Premium fixtures and fittings have been installed throughout house during its comprehensive refurbishment with everything on offer for a new owner to enjoy this bespoke country house.

VIEWING:

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Introduction

This impressive country house delivers elegant proportions throughout with extensive entertaining rooms and an attached indoor swimming pool complex and an all-weather tennis court which is sheltered by mature plants. This is the ultimate lifestyle house set with some of the most striking coastal countryside in the country and a short drive from the Yarmouth with its range of amenities, berthing facilities, two sailing clubs and two ferry companies with direct access to Lymington and London beyond, via rail.

At its heart lies a bright and spacious west facing kitchen/diner, with a glass wall of large full glass sliding doors opening onto the rear flagstone terrace. Beneath the kitchen is an in-floor spiral wine cellar with hydraulic glass door installed into the ground. There are multiple entertaining spaces - drawing room, two formal sitting rooms, TV room and a family room.

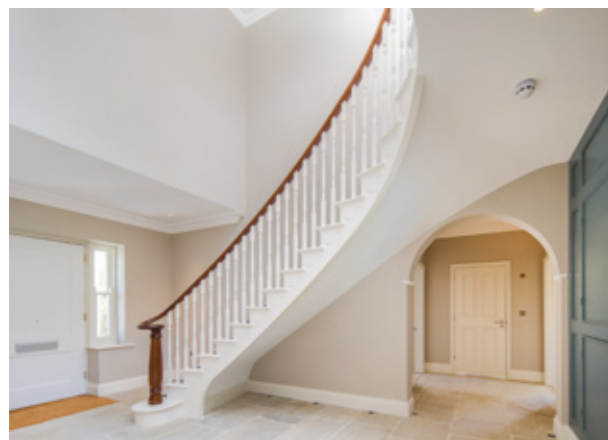
There are impressive ceiling heights throughout the house with an intelligent lighting system installed for mood lighting to create the perfect atmosphere. Awe inspiring views across its own formal gardens and land with no public rights of way allow the perfect setting.

A recently constructed leisure wing offers a truly magnificent, heated pool measuring 30m x 5m and space for a gym or sauna steam room. At the southern end of the pool building is a glass wall with massive opening sliding doors leading out to a stunning raised terrace. With no expense spared, there is a changing room and remote-controlled lighting with an electric lockable pool cover.

Upstairs the principal bedroom suite includes a marble-finished bathroom, while additional guest and family bedrooms are arranged across the ground and first floors - perfect for family or visitors.

Over nearly a year, ending in the summer of 2021, the property had undergone substantial refurbishment works to this beautiful country house. The property now comprises the principal house with guest wing, and a truly exceptional architecturally designed indoor atrium style swimming pool, a number of useful outbuildings including a barn, stables and garaging - all within just over 8.5 acres of secluded grounds and gardens.





The Property

GROUND FLOOR

FORMAL ENTRANCE HALL A truly magnificent space with sweeping staircase leading down to the kitchen/diner and up to the landing. A fine front door with windows to the side delivers a striking view over the long driveway, duck pond and hills beyond

BOOT ROOM With LED light strips and large, high-quality built-in storage. Adjoining w/c. Neutral, travertine floor, half panelled walls and newly installed sash style windows overlooking grounds to the front of the house.

GROUND FLOOR BEDROOM WITH EN-SUITE A large west facing bedroom with impressive views across the manicured garden to the rear.

DOUBLE GARAGE A large double garage with plant boiler systems. Electric roller shutter doors & with light and electric.

KITCHEN/BREAKFAST ROOM A high-quality bespoke kitchen with bespoke units, range cooker, boiler tap and premium brand built in appliances. There are granite worktops, a large kitchen island and sub-terranean spiral cellar with power door. There is a large larder and separate utility room with butlers sink, leading off and a large space for a dining table with snug area to the side. A large west facing glass wall with sliding doors enable the outside to seamlessly become part of the kitchen/breakfast room.

SITTING ROOM/DINING ROOM An outstanding double aspect space with fine views and engineered oak flooring throughout, lantern lights providing natural light, sliding doors leading to the large flagstone terrace. Wood burner with fireplace to the side. There is a further dining area with engineered oak floor and sash windows enjoying great east facing views.

DRAWING ROOM/LOUNGE With marble arched fireplace and views over the gardens.

SECONDARY FORMAL ENTRANCE A further striking and older entrance with flagstone flooring with large staircase leading to the first floor and glass atrium roof over.

W/C A w/c with granite style basin.

STUDY A dual aspect room to the south and east with views over the gardens and built in storage.



FIRST FLOOR
PRINCIPLE BEDROOM With his and hers en-suite & well-equipped dressing room. Striking curved walls and access out onto the roof terrace with strengthened glass panels for walking across and allowing natural light penetration into the kitchen.

FOUR DOUBLE BEDROOMS All with fine views. Furthermore, all benefit from en-suites facilities. Built in storage.

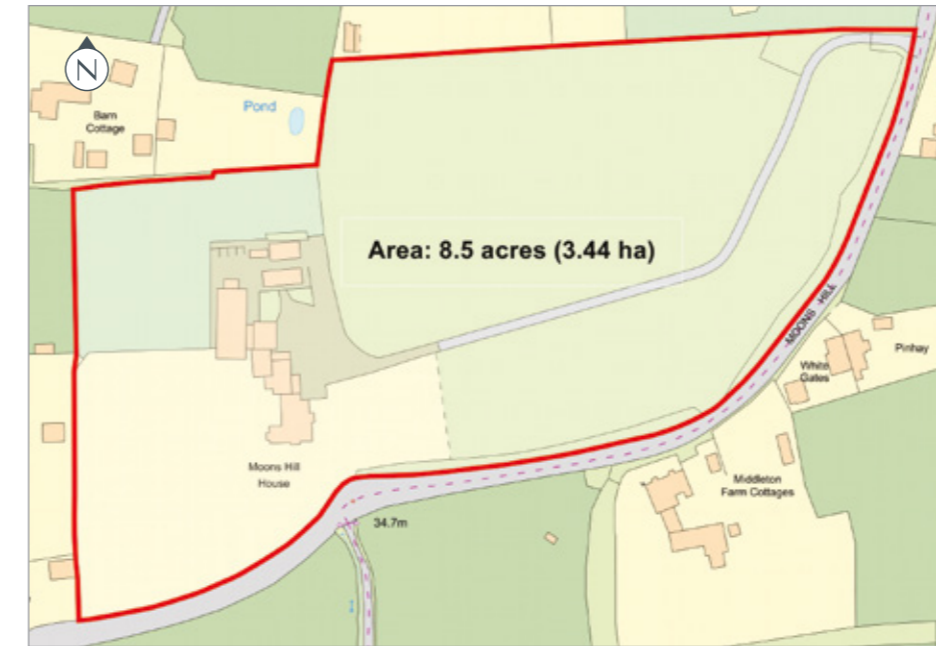
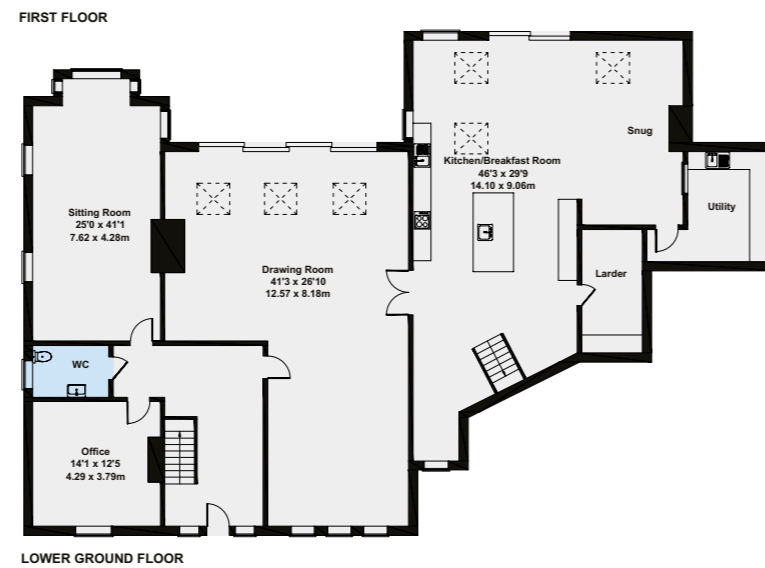
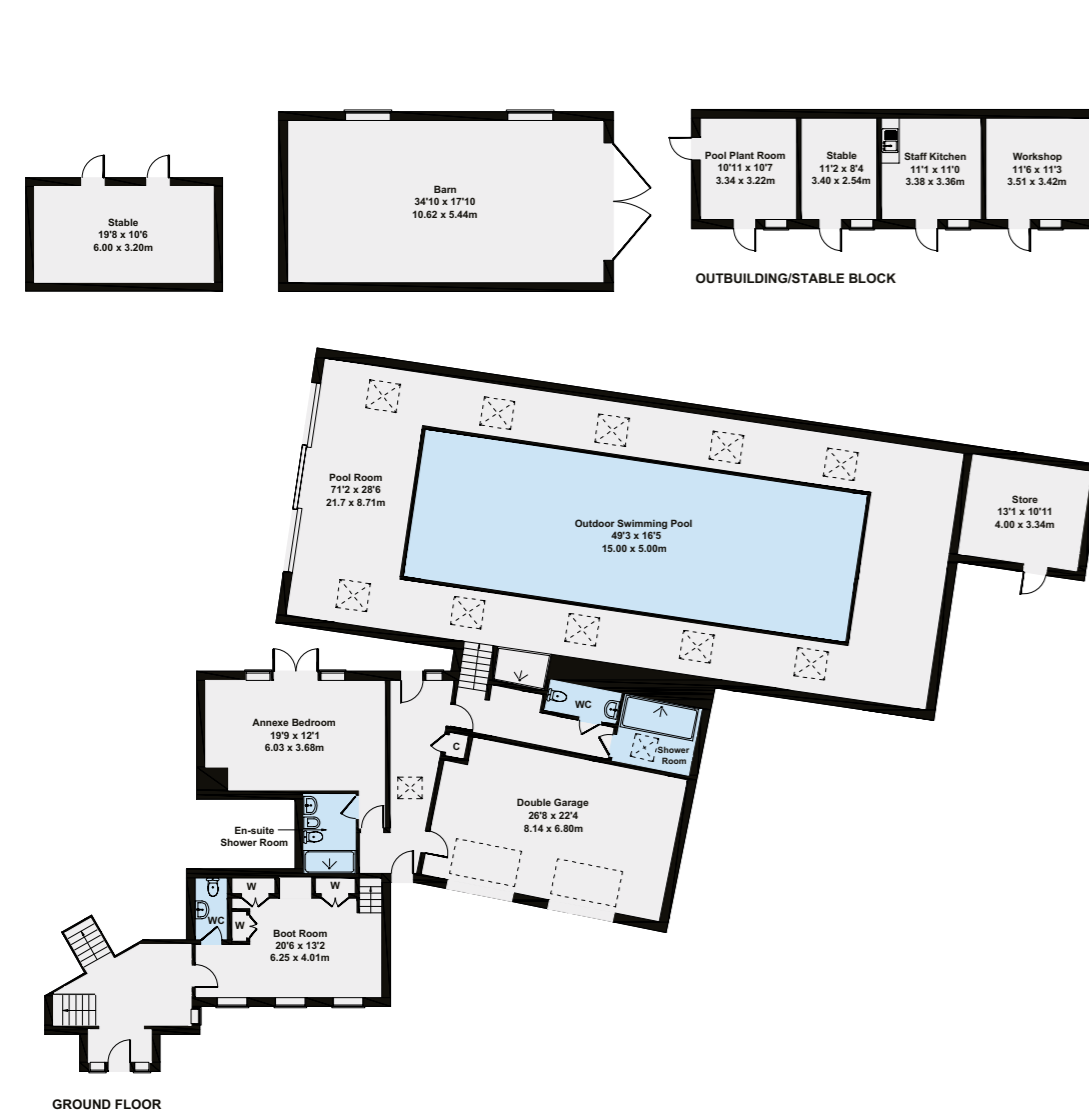
Grounds & Outbuildings

A long asphalt driveway sweeps up through paddocks and lawns to a circular driveway with newly fitted island and planting. There is a duck pond to the front and an all-weather tennis court to the side of the rear garden. A range of outbuildings comprising a timber barn for grounds care equipment, boats or cars. A brick built stable block is located close to the drive and is currently fitted with a staff kitchen, workshop a machinery shed and plant room. Attached to the house there is a large double garage. To the rear of the house is a good sized enclosed garden with formal lawns and three terraces with a stone seating feature built into the slope. There is a wonderful range of native and exotic mature plants in the grounds delivering a garden of great interest. There are no public rights of way over the property and access is through the vehicular gate with a pedestrian gate leading down to Moons Hill.

MOONS HILL

Approximate Gross Internal Area:
10,236 sq ft / 951 sq m

For illustrative purposes only - Not to scale



General Remarks

TENURE Freehold

SERVICES Mains gas, water and power serve the property. There are 12 recently fitted photovoltaic cells (solar panels) fitted to the roof of the pool building.

COUNCIL TAX Band G

EPC Rating C

POSTCODE PO39 0HS

VIEWINGS Strictly by prior appointment with the selling agents, Spence Willard.

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