



Quarrhurst Lodge, Quarr Road, Ryde, PO33 4EL

A rare opportunity to acquire an extensive plot of heritage mature woodland including beach frontage. With full planning permission for a secluded six bedroom contemporary house.

- Extensive 1.21 acres plot
- Full planning permission
- Six bedroom contemporary house
 - Large indoor swimming pool
- Home extends to 570m² (6135 sqft)
 - Beach frontage

The approved design is for a spacious and light contemporary house, by multi-award winning practice Lincoln Miles Architecture. The two storey home extends to 570m² (6135 sqft). with a private path leading through the mature woodland down to the beach. Within an exceptional Isle of Wight National Landscape, this stunning sylvan setting is on a 'no through' road with access onto the coastal path and nearby Quarr Abbey - World Heritage Site.



Description

Introducing a rare opportunity to acquire an extensive 1.21 Acres plot of heritage mature woodland including beach frontage. With full planning permission for an inspired architectural design encompassing a secluded six bedroom contemporary house, a light filled large indoor swimming pool and landscaped gardens.

Ground Floor Living Space - Blending floor to ceiling glass within the intimate Sylvan setting

- Expansive glass light filled entrance.
- Double height open plan kitchen and dining with expansive levels of glass elevation leading to a cosy snug
- Large lounge with internal architectural lightwell providing access to secluded roof terrace
- Utility/Boot Room with W/C, TV Den with En-Suite

Ground Floor Swimming pool - housed under an impressive vaulted Ceiling

- Light filled 18m Long Swimming pool Changing, wet rooms and associated Plant room

First Floor - Unique architectural floor plan celebrating every room with secret vista

- Large Galley
- Master Suite with private Terrace
- Five further double bedrooms all-ensuite.

Gardens and Grounds

Where ancient landscape meets contemporary modern architecture.

- A sense of total privacy, a gated access leads to a parking area for a number of cars.
- Large patio terrace including outdoor kitchen and wraparound decking area providing for al-fresco living.
- Private and dedicated access through a dramatic mature woodland to the wildness of Quarr Beach.



GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale as a whole, by private treaty.

Tenure

Freehold with vacant possession.

Services

We are informed that mains services are within close proximity however not currently connected—purchasers to make their own investigations.

Access

The property is accessed off Quarr Road.

Viewings

Strictly by appointment with BCM Wilson Hill only.

Post Code

PO33 4EL

Planning

Section 106 - A legal agreement has been entered into by the seller and local authority. A copy of this is available from the seller's agents.

Viewings

By appointment with BCM Wilson Hill

Isle of Wight Office, BCM Wilson Hill

t: 01983 828805

e: dward@bcmwilsonhill.co.uk

NB: These particulars are as at 14th February 2025

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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

EPC and Council Tax

TBC

Flooding

Some of the property closest to the waters edge is designated Flood Zone 3 however, the majority of the property is Flood Zone 1.

What3words

[///afflict.amuses/.built](https://www.what3words.com/afflict.amuses/.built)

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

01983 828805

iow@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

