



# WESTHILL

Church Road, Bembridge, Isle of Wight, PO35 5NA

TO LET

£2,750,000





# Westhill

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A stunning Edwardian Villa, extending to just over 6100 sq.ft or (570m2), set in the heart of the coastal village of Bembridge, within a large plot extending to just under 2.25 acres of gardens, grounds and woodland with private, direct access to Bembridge Harbour via a coastal path.

## Location

Nestled in the heart of the Coastal Village of Bembridge on the sought-after Church Road, sits Westhill.

Situated in a prime location, Westhill benefits from its proximity to the vibrant village of Bembridge, with its array of shops, cafés, and stunning coastline. Offering timeless elegance and contemporary living, Westhill presents a rare opportunity to acquire a residence in one of Bembridge's most prestigious locations.

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 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 Duck, Ryde, The George, Yarmouth, The Royal, Ventnor, The Hut, Colwell Bay and The Smoking Lobster, Cowes.

## History

Westhill, was constructed in 1906 for Reverend Francis, the Vicar of Bembridge, and showcases the incredible Edwardian style craftsmanship and timbered architectural style.

## The Property

Westhill is a fine Edwardian style residence enjoying a large plot with views towards The Solent (seasonally dependent) and over the grounds and gardens. Believed to date back to the early 1900's, the property benefits from the characterful features one might expect as well as contemporary improvements providing an excellent balance. The plot extends to 1.21 acres.

The property features spacious accommodation with multiple reception rooms and well-proportioned bedrooms. Period features such as vaulted ceilings, bay windows, and original fireplaces add warmth and character, while a contemporary kitchen, updated bathrooms, and efficient heating provide modern convenience. Outside, the beautifully maintained gardens offer an ideal space for relaxation or entertaining.

## Ground Floor

### Entrance Hall

A large mostly vaulted formal entrance with large open fire, timber

panelling, herringbone floor, bay window area and views towards the stunning timber staircase that leads to the first floor.

### Kitchen

A stunning triple aspect kitchen with bespoke units, Lacanche range cooker, top specification integrated appliances, granite worktops and kitchen island.

### Larder

The kitchen also benefits from a large larder and space for dining, and a large granite fireplace. The kitchen has a separate larder with integrated units and a second fridge freezer.

### Snug

Off the kitchen, there is a cosy snug with open fireplace, and large windows overlooking the rear garden.

### Dining Room

A good-sized double aspect dining room with timber floor, panelled walls, a tile finished open fireplace and large bay windows. There is also a secret door through to the secondary kitchen/dining/lounge.

### Pantry

A multi-use room, currently used as a wine store/cool room, containing storage units and a wine cooler.

### W/C

A ground floor w/c with w/c and sink.

### Inner Hall

Well-lit and flagstone tiled, providing access to the secondary kitchen/lounge, laundry room, W/C and secondary staircase.

### Secondary Kitchen/Dining/Lounge

A generous space that can be used as a self-contained living area.

Containing an open plan kitchen with two oven Aga, granite worktops, and integrated appliances including; fridge freezer, bespoke coffee machine and wine cooler.

A dual aspect vaulted dining area with skylight, herringbone floor, and doors leading to the front garden.

The lounge area contains an architecturally styled integrated fireplace.

### Basement

With window and fireplace, this well-appointed storage space provides shelving, a further large pantry and tertiary space used as a wine cellar.

### Laundry Room







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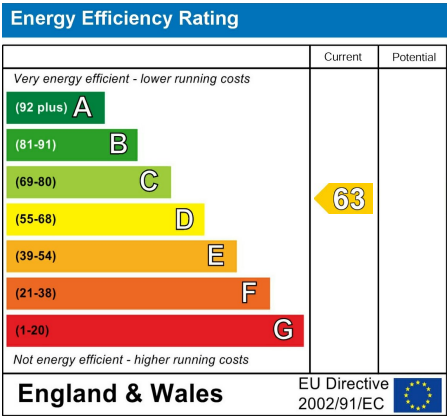
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