



PROUDLY PRESENT FOR SALE

The Water Tower

Oakhill Road, Seaview, Isle of Wight PO34 5AP



£750,000
FREEHOLD



The Water Tower represents a once in a lifetime opportunity to acquire a truly unique home, set in the most fabulous of locations. Sale now includes additional 'Hornet House' building, providing enormous potential.

- Former Victorian water tower
- Includes 'Hornet House' with huge potential
- Amazing sea views
- Near to village amenities and mainland travel links
- A once in a lifetime opportunity
- As seen in The Mail on Sunday and Coast magazine
- Idyllic, exclusive location
- Extensive, mature gardens
- Plenty of parking and boat storage space
- An absolute must to view

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**. You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

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First appearing on the 1897 Ordnance Survey map, The Water Tower proudly occupies an elevated position on the south western boundary of the Woodlands Vale estate, which affords the property its fantastic rural and sea views. Since its purchase in 1988, The Water Tower has been extensively renovated and converted to a residence by the current owners who have created a magnificent home, which retains all of its character with the retention of many original features and by introducing a cleverly sympathetic blend of new and reclaimed materials. While the 'Hornet House' may seem an original Victorian feature of the main dwelling it is, in fact, a new addition. Built to appear as a coach house to The Water Tower, Hornet House was constructed using carefully sourced period restoration materials to appear as an original Victorian coach house. Hornet House offers potential for either conversion for separate sale, letting, as an annexe, double garage or keeping it as it is - the perfect 'man cave.'

The location is both idyllic and convenient, with the swimming safe beach at Springvale just a short walk away, and the charming village of Seaview with its amenities, yacht club and beautiful bays and beaches just a stroll along the promenade. High speed mainland transport links are accessible from nearby Ryde, which also benefits from excellent schools, a great variety of boutique shops and restaurants, and world class sandy beaches.

Packed with architectural interest and detail, The Water Tower is arranged over three floors, with a welcoming entrance hall on the ground floor giving way to a newly remodeled kitchen, dining room, third bedroom and stunning bespoke orangery. The first floor comprises of a handsome second bedroom, family bathroom and large lounge, with stunning sea views, and with a secret door leading to a third-floor gallery landing, master bedroom and bathroom. The character and charm continue into the extensive grounds, with original details, features and outbuildings, plus a magnificent Moroccan inspired summer house.

Approaching from prestigious Oakhill Road, passing the one-off carved Green Man, the broad gravelled driveway provides ample parking for multiple cars, with The Water Tower to the right and Hornet House to the left. An original attractive brickwork wall affords privacy to the rear grounds, with a characterful paved path leading across the front of the property to the front garden of The Water Tower. Stunning mature planting enhances the magical, tucked away feeling of the entrance, where magnificent arched timber doors with beautiful metal detailing lead through an original brick archway into the charming entrance hall.

Entrance Hall

17'1 x 7'10 max (5.21m x 2.39m max)

Fantastic high ceilings run throughout the ground floor, and are perfectly proportioned to reveal the dramatic original brick arch construction. Spanning the full depth of the building, the entrance hall creates a very welcoming first impression, with an intricately detailed grand timber staircase leading to the first floor creating a fabulous snug area beneath. Ornate cornicing, picture rail and dado rail add to the charm, and the neutral colour scheme perfectly complements the natural stone floor. The entrance hall benefits from a large ornately detailed reclaimed cast radiator, with elegant corbels over supporting a marble shelf. Substantial natural timber doors perfectly complement the timber skirtings and architraves, and lead off to bedroom three, the kitchen and the dining room. Stunning glazed panel doors with decorative architrave lead to the glorious orangery.



Kitchen

16'8 x 9' (5.08m x 2.74m)

The newly refurbished kitchen is a tranquil, light room, with triple aspect windows making the most of the natural light. Ornate double windows look through to the orangery, with perfectly shaped windows occupying arches to the south and east elevations overlooking the gorgeous grounds. The stunning herringbone timber floor was reclaimed from the isle of Wight County Press printing room, and adds a wonderful warmth to this room. The recently upgraded kitchen is a fantastic mix of neutral glossy floor and wall units, arranged to wrap around the room and with a peninsula which creates a very social snug area to one end. Stone coloured worktops are complemented by contemporary glass splash backs, and the luxury continues with a ceramic 1.5 bowl sink and drainer with elegant goose neck mixer tap over. An integrated brushed stainless gas hob sits over a double oven, and there is space for a washing machine and fridge freezer. Bright daylight lamps in the coved ceiling provide enormous amounts of light, with under cabinet lighting providing softer ambient light. The Glow Worm combination boiler occupies a corner cupboard, and was also new in 2017.

Dining Room

19'4 x 8'2 (5.89m x 2.49m)

The dining room extends through the original archway to sit perfectly alongside the orangery, which enables full width stylish bi-fold doors to connect the two rooms which floods the dining room with natural light. A large Georgian sash window overlooks the lush back garden and meadowland beyond. There is a picture rail, and twin chandeliers add to the grandeur of the room, making it equally as fabulous as a banquet hall or as an additional space from which to enjoy the garden. High quality neutral carpet is laid over floorboards, and there is an ornate cast radiator.

Orangery

16'9 x 10'10 (5.11m x 3.30m)

The magnificent double apex Victorian style orangery was designed by the current owners, and perfectly compliments the arched shapes of the main house. From this unique room, enjoy a panoramic view of the gardens, looking through to rural land and the busy Solent, and the mainland skyline and Spinnaker Tower beyond. Stained glass fanlights create a delightful ambience, and the ornate glazing sits on dwarf walls constructed in a similar brick to the main water tower. Herringbone blockwork creates a beautiful and hardwearing floor, there is a long, low radiator and doors to the rear grounds.

Bedroom Three

8'2 x 7'9 (2.49m x 2.36m)

Bedroom three occupies a full arch width space, with twin ornate arch topped windows that both compliment the architecture and afford views over the pretty front courtyard. The original iron tie-bar runs across the top of the window, and is perfectly utilised as a curtain rail. A built in cabin bed makes the most of the high ceilings to maximize the space, and is finished in natural timber with ornate detailing. This bedroom is very cosy, with an attractive six bar cast radiator, and a high quality neutral carpet laid over a solid stone floor.

Stairs to the First Floor Landing

A high quality carpet runner leads up the timber staircase, which also features timber panelling, to the first floor landing. A large storage cupboard with timber doors makes the most of the space over the stairs. The original cast water tank has been replaced with a ring beam, that creates a low shelf which starts on the landing and runs around the outside of the first floor. This double height space is full of intricate timber detailing, and benefits from exposed beams that run all the way to the apex of the ceiling. An intelligently positioned Velux window provides natural light, complimented by a pair of wall lights. The neutral finish of the walls works in harmony with the natural timber flooring, and expertly restored timber doors lead to bedroom two, the family bathroom and the lounge.



Bedroom Two

11' x 10'7 (3.35m x 3.23m)

This well-proportioned bedroom benefits from a deep, south facing Georgian style window overlooking the grounds. An exposed beam works with the ring beam to add character, as does the superb built in wardrobe which features ancient reclaimed doors and gorgeous copper hinges. A restored four bar cast radiator keeps the room cosy.

Family Bathroom

Perfectly suited to the building, the family bathroom exudes period charm, with natural timber panelling and Victorian style white metro tiling. There is recessed lighting and an exposed beam, with additional heat being provided by a Dimplex electric heater. The Victorian style toilet features a high level cistern bearing the marks of local Isle of Wight builders WJ Attrill of Sandown. A fantastic built in shower cabin in natural timber is finished with zinc capping and two etched glass windows. Inside, the shower cabin is fully tiled in white, with a low level shelf or seat built in, and benefits from a modern Triton electric shower. A pedestal sink is finished in white with traditional chrome taps.

Lounge

18'6 x 14'1 (5.64m x 4.29m)

The grand sitting room occupies the full width of the building, and benefits from stunning views and its own private terrace. A large picture window, reclaimed from one of Queen Victoria's coach houses, features beautiful etching, and provides a fabulous view across the Solent. The ring beam runs around three sides of the lounge, creating an extremely useful shelf or additional seating, and helps to conceal a long low radiator. Restored floorboards compliment the neutral colour scheme and enhance the feeling of space. A large ornately cast wood burner, reclaimed from a local village hall, sits on a substantial slate hearth, and provides plenty of cosy heat. Double French doors provide further amazing views, and lead to the terrace.

Terrace

The terracotta tiled terrace sits above the dining room, and provides panoramic rural and sea views. A demi wall in brick with complementary dark stone capping provides shelter from the elements and creates a terrace that can be enjoyed year round.

Stairs to the First Floor Landing

A secret bookcase door in the lounge leads to a double turning staircase that benefits from a plush red carpet runner and a coastal rope handrail. A Velux window provides plenty of natural light. Exposed beams feature throughout, giving clues to the fabric of the original building. The second floor landing is galleried with ornate balustrades, looking over the first floor landing, which creates further character. Natural timber doors lead to the master bedroom, master bathroom, and to a full height cupboard housing the hot water cylinder.

Master Bedroom

14'4 x 13'5 (4.37m x 4.09m)

Full of charm, apex shaped, and with lots of exposed natural beams and natural timber floorboards, the master bedroom is a room with a view. Through a double width, Georgian style window, the best views in the house can be enjoyed, looking over rural land to the Solent beyond. A Velux window provides additional light, and is complemented by wall lights. There is built in storage, making the most of the reduced height under-eaves, and further hatches allow access to the very edge of the space. A two bar cast radiator provides heating.



Master Bathroom

13'2 x 7'8 (4.01m x 2.34m)

Exposed beams continue in the master bathroom which exudes characterful charm. The large, antique roll top bath is freestanding on claw feet, and benefits from a neatly positioned marble shelf over. A low-level WC fits neatly into one corner, and a matching wall mounted basin sits on ornate timber brackets and benefits from an ornate timber surround incorporating a mirror and shelf. Cupboards fit neatly into the apex, heating is provided by a two-bar cast radiator and lighting is a combination of wall light and spotlights.

Outside

To the front of the property, mature gardens screen the house, and extend to the driveway, which is flanked by hand carved gate posts and has plenty of parking for multiple cars, plus a timber outbuilding. A small courtyard is magnificently hidden away at the front, next to a pretty path with willow archways providing pedestrian access to Oakhill Road.

The rear grounds benefit from a long wall, in original brickwork, which provides further privacy and shelter, and even features a brick built outside loo, with attractive pitched roof. The rear garden is a fabulous mix of mature planting, stone pathways, open lawn and characterful outbuildings, and benefits from views across rural land towards the Solent. Located beneath the trees, a substantial summer house provides an additional Moroccan themed garden room, and is finished in an elegant complimentary garden hue. A pathway leads from the stone terrace, which is an ideal place for entertaining, from orangery across the lawn to the wall, giving access to the driveway.

This is an opportunity not to be missed, and early viewing is highly recommended.

Hornet House

Hornet House is a two third scale replica of the main house incorporating a practical 'ginny' wheel for hoisting furniture in and out through the French doors and a small balcony overlooking the parking area.

Hornet House features both the old and the new. On the outside old, but internally boasting modern insulation, new wiring and plumbing and a reflection of the character of the main house. It got its family name from the insects which moved in while it was under construction. Potential purchasers can be assured those unwelcome tenants were encouraged to move out many years ago.

The workshop has building regulation approval for conversion into a large kitchen/living area should the purchaser wish to fully turn the building into an annexe to the main property.

Ground Floor

The ground floor was built as a garage/workshop 20 years ago including substantial workbenches, an inspection pit and a four tonne engine hoist.

There is ample space for two cars and the existing use would suit the keen enthusiast.

First Floor

Above, on the first floor, there is living/office accommodation with features including a fully restored Edwardian kitchen range with back boiler, a new, modern, shower unit and toilet facilities.

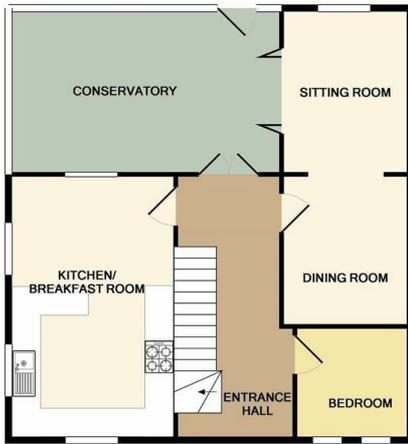
Mezzanine

Above that there is a cosy mezzanine bedroom area with Velux window for stargazers.

Additional Details

Tenure: Freehold

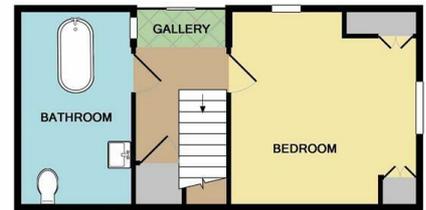
Council Tax Band: E



GROUND FLOOR
APPROX. FLOOR
AREA 828 SQ.FT.
(76.9 SQ.M.)



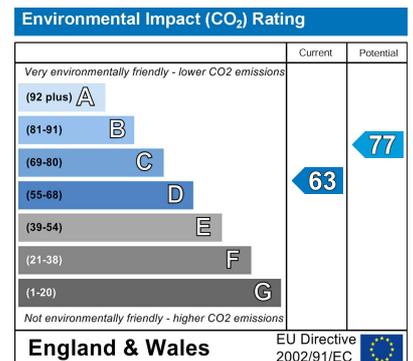
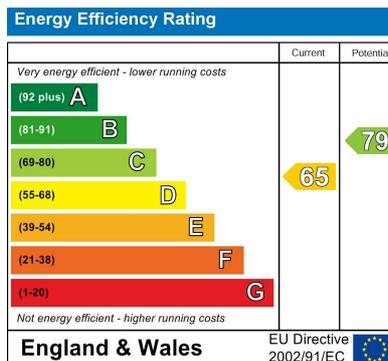
1ST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1697 SQ.FT. (157.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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