Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

Robin Hill House Plus Land

Seaview Lane, Seaview, Isle of Wight PO34 5DG

Robin Hill House is a magnificent residence with two adjoining building plots with approved planning, set in a commanding, elevated position above sought-after Seaview, with far reaching Solent views.

- Approved planning for two further substantial dwellings
- Offered for sale chain free
- Magazine standard interiors with stunning sea views
- Flexible, flowing layout suited to modern living
- Fabulous mature gardens front and rear
- Unrivalled location close to village, beach and yacht club
- 5/6 double bedrooms and four reception rooms
- Renovated and remodelled to a high specification
- Parking, gated driveway and planning for a garage
- 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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With its far-reaching Solent views and panoramic vista, this is arguably one of the finest properties currently available in this exclusive area. Originally constructed in the 1930s, and now extended, renovated and fully upgraded to a very high standard, this property represents a rare opportunity to acquire a substantial contemporary family home within this premium location.

The lovely grounds, measuring approximately 0.75 acres, have been fenced to create three plots, with Robin Hill House, gardens and driveway occupying the eastern area, a further plot on the western side which currently consists of a garage building, pool house, gardens and a driveway which has approved planning for a two bedroom house (https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=32340), and a further plot to the south which is currently home to a large chalet with expansive gardens and has approved planning for a two bedroom single storey dwelling (https://www.iow.gov.uk/planning/AppDetails3.aspx?frmId=34369). The new owner has options to develop the sites, or to incorporate them into the Robin Hill House site.

Seaview benefits from all of the amenities of a chic coastal village, including the celebrated Seaview Hotel and Restaurant, the exclusive Sea View Yacht Club, boutique shops, and a fantastic Edwardian promenade surrounded by stunning, family friendly beaches and bays. High speed ferry links with the mainland are only moments away in nearby Ryde.

The accommodation in Robin Hill House comprises of an impressive entrance hall, spacious ground floor kitchen with separate utility and shower rooms, sitting room, two ground floor guest suites, original stairs to an observation lounge with large viewing terrace, master suite with wraparound bathroom and dressing room, large family bathroom and fourth double bedroom. Further stairs take you to a fully open-plan entertaining space, featuring a stunning kitchen, lounge, and two snugs intelligently located to take advantage of the amazing views. There is plenty of outside space with expansive mature gardens front and rear, a partially completed garage building, approved planning permission for a single garage (for the main house, should the plot be divided), a swimming pool with private pool house, a large chalet and raised decking area, and a long, private in-and-out driveway serviced by electric security gates.

An early viewing is highly recommended.

Welcome to Robin Hill House
Approaching from exclusive Seaview Lane, substantial brick pillars give way to an apron with a high-quality electric security gate with intercom system, giving way to the long driveway that leads up to the parking area which spans the front of the house and garage building. Mature gardens border the driveway, contrasting fantastically with the crisp white render of the building's fac¸ade. The first floor viewing deck creates a substantial storm porch over the front door, which with its leaded window and generous proportions retains the character of the original 1930s building.

Entrance Hall
13'4 x 10'3 (4.06m x 3.12m)
A stunning central hallway welcomes visitors, with twin double-glazed bay windows and is immaculately presented in an elegant coastal colour scheme. Repurposed masts create structural interest, and are finished in a contemporary grey that matches the original 1930s staircase, complete with period detailing, that ascends to the first floor. Recessed LED lighting is controlled by dimmers, to afford perfect control over levels of illumination, and high-quality panel doors featuring opulent cut glass knobs lead to the ground floor kitchen, utility room to bedroom two and to the sitting room.

Ground Floor Kitchen

22'9 max x 10'3 (6.93m max x 3.12m)

With a large sliding window with sea views, and an opposing glazed door to the rear terrace, combined with the sleek white colour scheme, the ground floor kitchen is a fabulously light and airy space. Centred around a gas fired Aga, finished in Duck Egg Blue, which sits in a beautiful brick fireplace with decorative tile surround and chunky timber mantle, the kitchen is a wonderfully social room, with plenty of space for dining. Freestanding kitchen cabinets keep the space flexible, while adding a continental charm, and there is plenty of space for appliances. A stainless-steel sink unit features storage under, a built-in cupboard houses the boiler and there is a telephone point and two radiators. High quality light wood flooring runs throughout and doors lead to a shower room, and to the utility/boot room to the side aspect.

Shower Room

A window to the rear terrace and clever, high level openings into the kitchen allow lots of natural light into the shower room, which is also finished in white. Contemporary white tiles surround the generous shower enclosure, which features a luxurious rainshower head with complimentary hand shower on a slide bar. A low-level WC with dual flush has a fantastic space saving basin integrated into the top of the cistern.

Utility Room

extending to 17'10 (extending to 5.44m)

The utility room, which also works as a fantastic boot room with plenty of room for coats and shoes, benefits from external doors to the front and rear aspect, and a hard-wearing strip wood floor. Large frosted glass hardwood double glazed windows run the full length of the room, and is complimented by recessed LED lighting. A solid timber work surface features an integrated stainless-steel sink unit with space and plumbing for a washing machine and drier under, and a heated towel rail is a fantastic addition at one end.

Bedroom Suite Two

20' max x 12' max (6.10m max x 3.66m max)

Tranquil, light and bright, bedroom two benefits from a large bay with French doors to the terrace and garden beyond. Recessed LED lighting is complimented by a feature pendant. Timber reclaimed from historic Ryde Pier has been utilised to provide shelving, and continues into a magnificent built in twin vanity unit in teak with a granite top, with contemporary white bowl sinks with mixer taps and a large mirror over.

En-Suite

A walk-in shower with contemporary glass screen, rainshower head and hand shower is surrounded by stunning white tiling. Openings create natural light, and are complimented by recessed LED lighting and extractor unit. A low-level WC with dual flush and a heated towel rail sit on a high-quality light timber floor.

Sitting Room

Fabulous Solent views and an abundance of natural light due to the dual aspect glazing, including French doors to the side aspect combine to create a wonderfully light sitting room. Recessed LED lighting surrounds a feature pendant, and a TV/power point is intelligently located at high level ready to accept a flat screen TV. High quality light timber flooring is complimented by a substantial characterful wooden panel surrounding an antique arch topped door that leads to bedroom suite three.

Bedroom Suite Three

11'5 x 8'2 plus 12'6 x 6'10 (3.48m x 2.49m plus 3.81m x 2.08m)

Full width sliding doors lead to the terrace and garden beyond, while French doors leading to the side aspect enhance the feeling of space and light in this wonderful room. A dressing and shower area is furnished with a large walk in shower, with rainshower head and hand attachment, and a contemporary glass screen, surrounded by deluxe white tiles. The low-level WC is complemented by a sleek conical vanity unit with basin and mixer over, and a heated towel rail.

Stairs to First Floor

The original 1930s staircase, which has been refinished in contemporary grey paintwork with stunning grey carpet runner, ascends to the first-floor observation gallery lounge.

Gallery Lounge

13' x 15'4 over stairs (3.96m x 4.67m over stairs)

There is plenty of space to sit and enjoy the superb view though the large, sliding doors over the outside observation deck and to the Solent beyond. Glazed roof lights are intelligently positioned directly below the Velux windows on the floor above, giving the gallery lounge additional natural light from above, complimented by plenty of recessed LED lighting. Timber panelling is finished in an elegant blend of grey and fresh white, as is the structural ships mast, while an etched window to the dressing room adds further interest. Stairs, with storage space under, lead up to the second floor and there are doors to the family bathroom, to bedroom four, a large door to the master suite, and glass doors to the magnificent observation deck, which is constructed from reclaimed Ryde Pier timber, structural steel and sleek stainless and glass, and offers magnificent panoramic Solent views.

Master Bedroom Suite

20'3 x 12'11 (6.17m x 3.94m)

A luxurious, tranquil inner sanctum, the expansive master bedroom is a haven of calm indulgence. Triple aspect windows afford views to the back garden, views to the rural landscape to the west, and to the sea to the north. The stunning, free standing roll-top bath sits on luxurious chrome feet and features a fantastic large swan neck central mixer, and is raised on a fabulously designed timber platform, enabling bathers to experience the fantastic sea views while relaxing in luxury. Architectural interest is achieved with coffered ceilings, containing recessed LED lighting and perfectly framing two feature pendants. An open archway leads into the dressing room.

Dressing Room

12'1 x 9'11 (3.68m x 3.02m)

Huge amounts of storage, plenty of space for a dressing table and an abundance of lighting all combine to create the ultimate dressing area. Elegantly presented and semi open plan to the en-suite bathroom, the dressing area is a fabulous, fresh addition to the master suite. A central dividing demi-wall affords privacy while also creating open-plan access into the large en-suite.

En-Suite

11'10 x 9'8 max (3.61m x 2.95m max)

The large bay helps to create a large, open planned en-suite with views over the grounds to the rear aspect. The central dividing wall between the en-suite and dressing room forms the back wall of the luxurious walk in shower, complete with rainshower head, hand shower and stunning glass screens either side. Beautiful twin contemporary basins are of a flowing design, and feature integrated wall mounted mixer taps and illuminated mirrors over. There is a large heated towel rail, a shaver socket, an extractor, and the low-level WC sits on coastal inspired broad floorboards finished in white.

Bedroom Four
10'5 x 10'1 (3.18m x 3.07m)
The fourth bedroom is an interestingly shaped 5 wall room, with very practical proportions and a fabulous sea view from the large window. Recessed LED lighting and neutral colours combine in yet another elegant, light and bright scheme.

Family Bathroom
11'10 x 10'1 (3.61m x 3.07m)
Generous proportions define the family bathroom, with a stunning roll-top bath located in the window to enable relaxing garden views to be enjoyed by bathers. A luxurious, large shower is located centrally on one wall, and features a rainshower head combined with a hand shower. There is a large heated towel rail, low level WC with dual flush, and magnificent twin conical vanity sinks, with contemporary mixers over. The family bathroom is finished with beautiful broad painted floorboards.

Characterful turning stairs lead up to the second floor, with ship masts forming the staircase structure, repurposed Seaview dinghy masts as handrails, and reclaimed Ryde Pier timber treads, and finished in glorious grey with toughened glass balustrade.

Lounge
12' x 10'5 (3.66m x 3.18m)
From the top of the stairs, the lounge makes the most of the available space, with fabulous grey painted exposed roof structure, excellent head height, and lots of floor space. A grand chandelier hangs centrally, and clever positioning of furniture enhances the feeling of space further. The second floor is open plan, with the immaculate floorboards and painted roof structure continuing throughout, and benefitting from 10 Velux windows flooding the space with natural light.

Kitchen
15'2 x 12'4 (4.62m x 3.76m)
Light, bright and with stunning views, the beautifully appointed top floor chefs kitchen is a masterpiece of functional design. Suspended from the very apex, the oversized chandelier enhances the feeling of space and glamour in this magazine standard kitchen, which features exciting white worktops with metalflake accents over high gloss white cabinets and drawers. An integrated Fisher and Paykel double oven continues the high-quality feel, with integrated AEG induction hob and gas burner over, under a window with magnificent sea views, and there is also a split drawer Fisher and Paykel dishwasher. A stunning 1.5 bowl ceramic sink with mixer over and with additional steaming hot water tap is located under a large Velux window with fantastic views to the rear aspect. A fitted Fisher and Paykel double fridge and freezer creates a strategic room divider.

Observation Snug
extending to 11'2 (extending to 3.40m)
A glazed gable creates the perfect snug looking out over the rooftops of Seaview with a panoramic Solent view beyond, and with twin Velux windows further enhancing the views. With plenty of space for comfortable chairs and an ever-changing view over the busy Solent and surrounding countryside, the addition of this snug in the eaves was a masterstroke by the current owner.

Treetop Snug
extending to 13'8 (extending to 4.17m)
The mirror image of the observation snug, this space also cleverly incorporates a glazed gable to give a fabulous view through the treetops to the rear grounds. Another stroke of genius, this additional snug is as cosy as it is tranquil.

Outside
Brick pillars create an entranceway apron, with space for bin storage and electric security gates, connected to an intercom system. Retaining walls made from chunky timber sleepers and designed planting reflect the coastal theme.

Through the gates, a long in-and-out driveway is surrounded by mature planting and high-quality fencing, and leads to the front hardstanding, which spans the front of the house and garage and has plenty of space for multiple vehicles.

Robin Hill House Private Garden
To the side aspect of Robin Hill House, a path leads to the rear terrace and grounds. The sun terrace is south facing and surrounded by a beautifully crafted retaining wall, giving way to spectacular paved steps flanked by mature borders and to the large private lawn beyond. Mature trees add another dynamic and a viewing deck and tool shed sit proudly at the top of the lawn.

Garage Building/Potential Dwelling
Finished in complementary render and with a slate roof to the north side, with provision for a flat roof over the south side, the garage building has UPVC double glazing and a mezzanine level with Velux windows. If finished as a garage building, two large doors will afford access to the large space, with further hardstanding to the front of the building affording further parking or boat storage space.

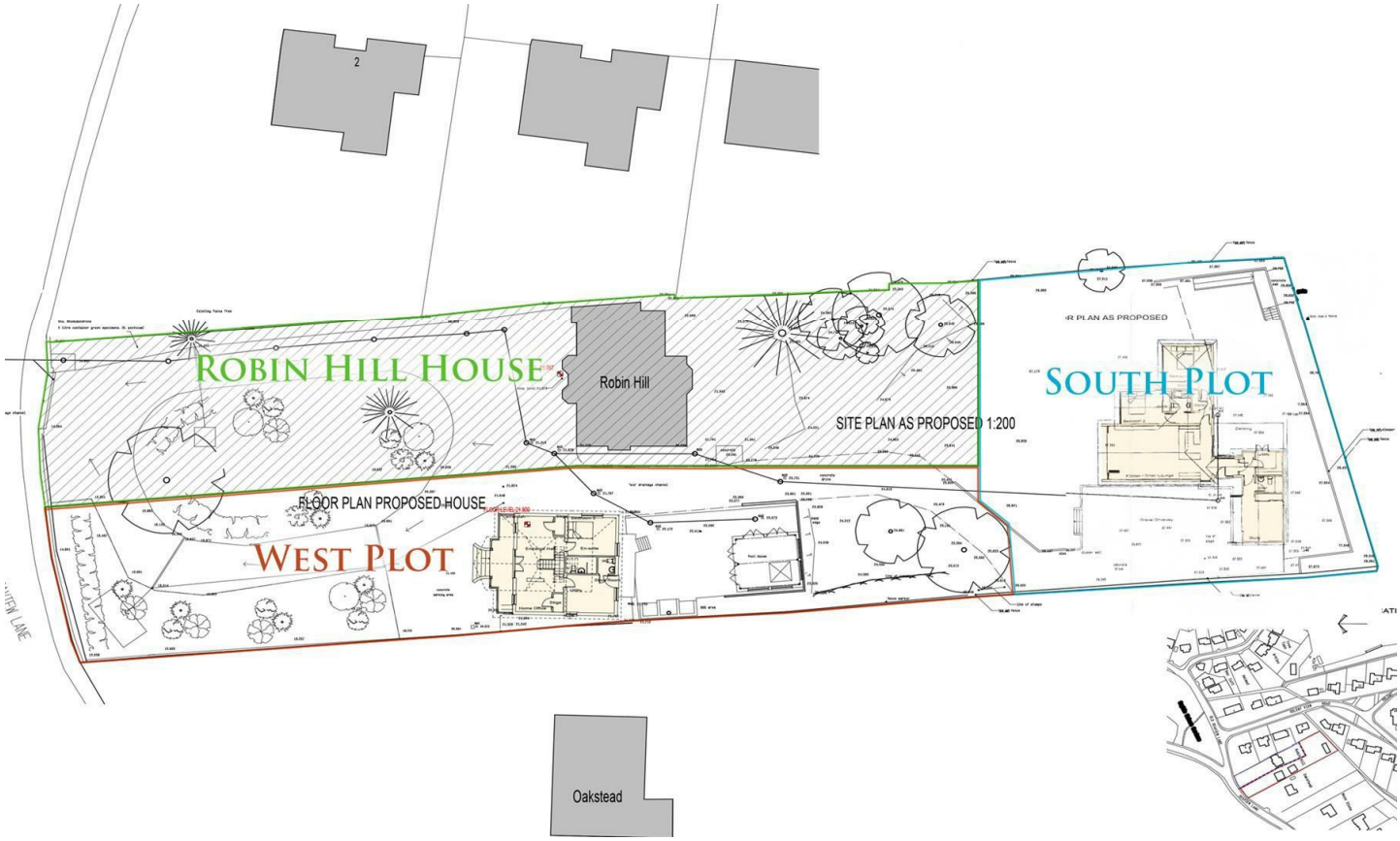
Pool House
A large sun deck constructed from reclaimed Ryde Pier hardwood boards has an inset pool with veranda, a characterful brick barbecue and built in planters with a panel fence around. The pool house currently provides fabulous overflow accommodation, with an open plan living and kitchen space, complete with wood panelling and an Aga, plus a well-appointed shower room.

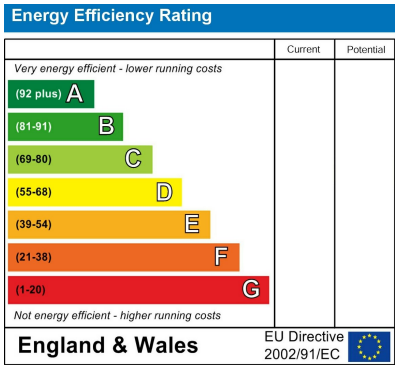
Upper Garden
From the pool house, the driveway rises to the upper garden, where the far reaching views continue. Twin sheds provide useful outside storage beneath charming fruit trees. A broad lawn sweeps across the full width of the site surrounded by mature trees and planting, with the driveway leading up to a hardstanding in front of a gorgeous summer chalet. An elevated platform leads to the back gate, which affords access to the footpath behind the property.

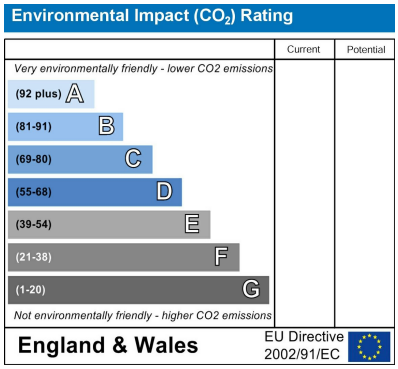
Summer Chalet
Charming and spacious, the summer chalet features exposed beams, and just requires cosmetic finishing touches. There are four rooms, with the furthest room to the east benefitting from large apertures ready to be glazed. Plumbing and power are already in situ, as is the bathroom suite.

Summary
Positioned in an extremely desirable location, the large site at Robin Hill House provides many options, either as a luxurious single dwelling site or with the potential to develop. The main house has been finished to an exceptionally high standard, and will provide a magnificent home for the future owners.

Additional Details
Tenure: Freehold
Council Tax Band: G







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