

SPENCE WILLARD



Holbrook House

FORELANDS FIELD ROAD, BEMBRIDGE, ISLE OF WIGHT





Holbrook House

11 FORELANDS FIELD ROAD, BEMBRIDGE, PO35 5TP

A remarkable new Arts & Crafts style home blending handcrafted design, expansive living spaces and leading sustainable technology near Bembridge's coastline

Holbrook House is an exceptional newly built Arts and Crafts inspired coastal home, completed in December 2023 and designed by architect Lincoln Miles, whose work has twice been featured on Grand Designs. Drawing inspiration from Frank Lloyd Wright's Oak Park residence while taking aesthetic cues from historic local Arts and Crafts architecture, the house combines handmade brickwork in white cement, red orange clay peg tiles, off white render and olive green timber detailing to create a timeless, beautifully crafted exterior. Inside, the property is conceived around light, volume and entertaining, with vaulted ceilings, raised sections and carefully planned sightlines enhancing the sense of scale across the principal rooms

With exceptional attention to detail and craftsmanship, the house has been thoughtfully designed and finished and is ready to move in. There is a particular focus on the character and fabric of the build while also ensuring state of the art technology, high performing systems and materials have been integrated to ensure outstanding comfort and durability, delivering levels of energy efficiency rarely found in homes of this scale and quality.

Holbrook House - Gross Internal Area 394m² (4,241sqft)

ACCOMMODATION 343M² (3,692SQFT) | ENTRANCE HALL | MORNING ROOM | DRAWING ROOM | DINING HALL | SNUG
VAULTED KITCHEN, BREAKFAST ROOM & PANTRY | UTILITY | BOOT ROOM | HOME OFFICE | FOUR DOUBLE BEDROOMS INCLUDING A
SUBSTANTIAL PRINCIPAL SUITE | FOUR LUXURIOUS BATHROOMS, THREE OF WHICH ARE ENSUITE

Grounds, Gardens & Outbuildings

SEPARATE GUEST ANNEXE 51M² (548SQFT) | TRIPLE GARAGE 62M² (667SQFT) | LANDSCAPED GARDENS
GATED DRIVEWAY PARKING | OUTDOOR KITCHEN | PREMIUM GREENHOUSE 8.5M² (91.5SQFT)

Technology

'A' RATED EFFICIENCY | SOLAR PV + BATTERY STORAGE | EV CHARGING | MECHANICAL HEAT RECOVERY SYSTEM
AIR-SOURCE HEAT PUMP | UNDER FLOOR HEATING | RAINWATER HARVESTING SYSTEM

VIEWING:

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History

Holbrook House stands on the site of a 1920 bungalow ("Seaview"), built by Loves of Bembridge for the Holbrook family. In 1922 the family moved their tearooms here (previously within part of the Crab and Lobster pub), renowned for lobster and crab teas in summer and lobster pot making in winter. The tearooms closed in 1989; today, this fine new residence honours the site's local heritage with craft, materiality and coastal spirit.

Location - Bembridge

Bembridge is a thriving coastal village with everyday shops and specialist food stores, two sailing clubs and a friendly, year round community. Sandy coves, cliff top paths and a bustling harbour make it a perennial favourite with families and yachtsmen alike, and there is easy access to broader Island amenities at Ryde and Newport. There are wonderful coastal walks, a beautiful lagoon for fishing and sandy beaches accessible 100m from the property, in addition to a shallow haven, perfect for swimming, kite-surfing, paddle boarding and beach-combing.

Travel

Frequent vehicle ferries connect to Fishbourne (Portsmouth), East Cowes (Southampton) and Yarmouth (Lymington), while passenger services run from Portsmouth to Ryde (Catamaran and Hovercraft) and Southampton to Cowes linking to mainline trains for London Waterloo. Bembridge also benefits from a small private aerodrome on the village's western edge.

Holbrook House

GROUND FLOOR

A welcoming reception hall introduces the home's craftsmanship with classic deep skirting, oak doors and a feature staircase culminating in a galleried landing lit by a statement Jim Lawrence chandelier. Formal rooms include a **DRAWING ROOM** with Morso two-sided wood burning stove and deep pile Lambswool carpet, an east facing **MORNING ROOM** orientated to capture the first light and a **DINING HALL** capable of seating 20. A **TV ROOM / FAMILY SNUG** is cleverly concealed behind pocket doors and furthermore, a tucked away **HOME OFFICE** and well-equipped **BOOT & UTILITY ROOMS** and a **CLOAKROOM / W.C.**





At the heart lies the vaulted **KITCHEN**, boasting handmade timber cabinetry beneath solid Brazilian Piracema granite worktops and a striking vaulted ceiling with triple glazed opening skylight and bi-folding doors accessing the terrace. The kitchen is packed with premium appliances including Neff integrated double ovens and induction hob, microwave and downdraft extractor, twin Bosch integrated dishwashers. Built in Liebherr full height fridge and freezer with ice maker. A Quooker boiling hot, chilled and sparkling water tap and a walk in pantry.

Herringbone luxury vinyl tile parquet and limestone floor finishes delineate zones while preserving flow.

FIRST & SECOND FLOORS

The **PRINCIPAL SUITE** spans the entire top floor with far reaching views towards the Solent approaches, Bembridge Ledge, Ledge Buoy and West Princessa Buoy. Two **DRESSING ROOMS** serve an impressive **EN SUITE BATHROOM**, marble tiling, a double shower, large skirted roll top bath, and a pair of Lusso marble topped vanity units to each side of the light filled triple aspect space.

On the first floor, a guest double bedroom enjoys sea glimpses, a well appointed ensuite incorporating an infrared **SAUNA** ideal for post sail or water sport unwinding. Two further well-proportioned double bedrooms occupy the split level floor and share a substantial **FAMILY BATHROOM** with separate shower and a huge bath. All sanitaryware and brassware are by Booth & Co, with tasteful tiling and high quality finishes throughout.





Triple Garage & Guest Accommodation

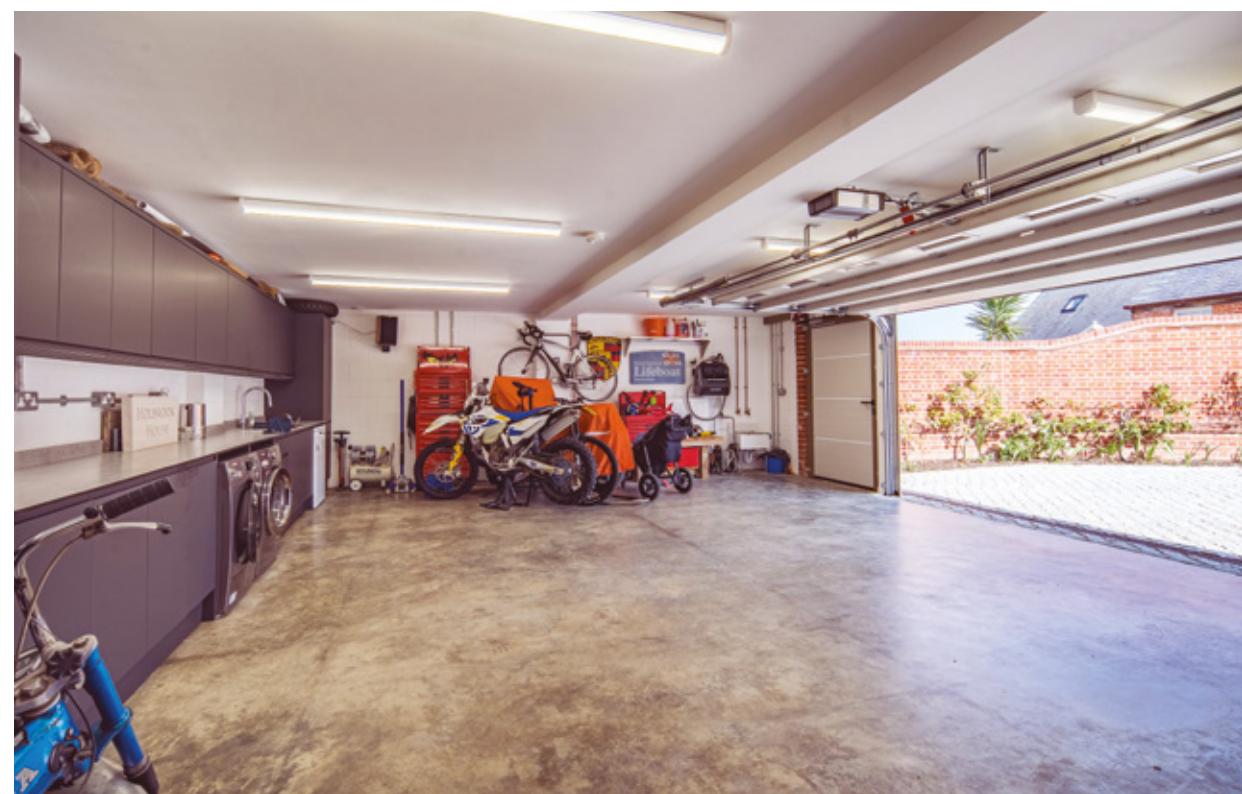
Fully insulated walls, floors and ceilings – built to the same standard as a house.

TRIPLE GARAGE

A superb, detached garage offering incredible versatile storage space with deep bays (8.5m by 6.8m - much deeper than standard), polished concrete floor, fitted “pit garage” workbench, power wash station, plumbing for washing machine/tumble dryer, ideal for sports or sailing gear. Insulated sectional garage door and separate pedestrian door. Jack and Jill W.C.

GUEST SUITE

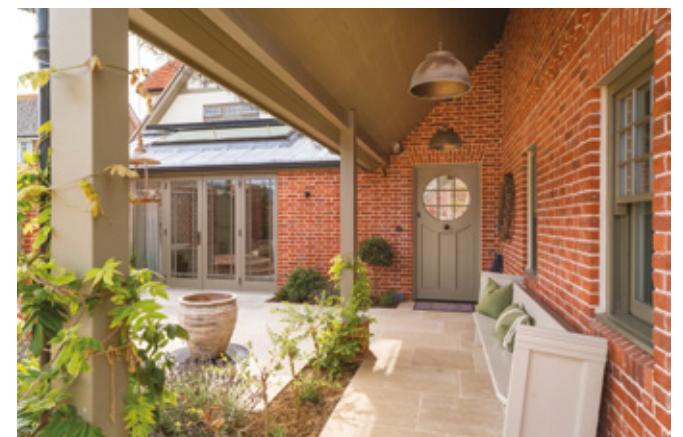
With its own entrance, this luxurious guest bedroom with ensuite shower room features a sea glimpse and free-standing roll-top bath making it an ideal getaway for visitors or overspill accommodation.



Gardens & Grounds

Approached through automated hardwood gates, the front **WALLED COURTYARD** is thoughtfully hard landscaped with granite setts edged in cobbles, limestone paths and structured planting; pleached apple and pear with Italian cypress for vertical rhythm. There is an **OUTDOOR SHOWER** and power provisioned Robinsons Ranby greenhouse on a brick plinth.

The south west facing rear garden is designed for effortless entertaining. A broad tumbled limestone terrace flows from the house to a fully equipped **OUTDOOR KITCHEN** incorporating slate worksurfaces, pizza oven, sink with hot and cold water, and a gas connection for a BBQ under festoons for evening ambience. A corten edged border frames a level lawn maintained by a Husqvarna auto mower for minimal upkeep. Privacy is enhanced by mature bay hedge boundaries.



HOLBROOK HOUSE

Approximate Gross Internal Area:

House = 3692 sq ft / 343 sq m

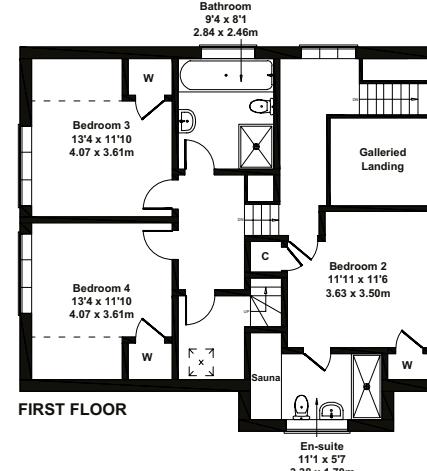
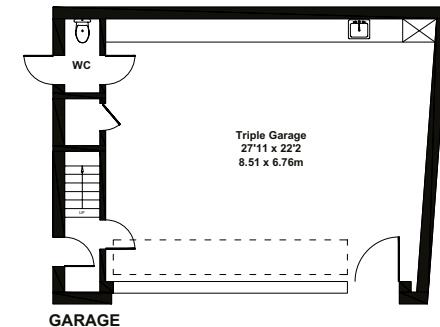
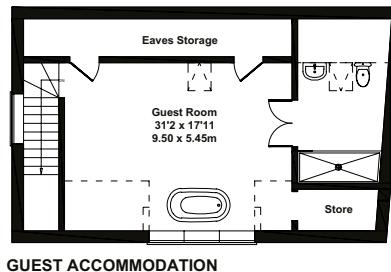
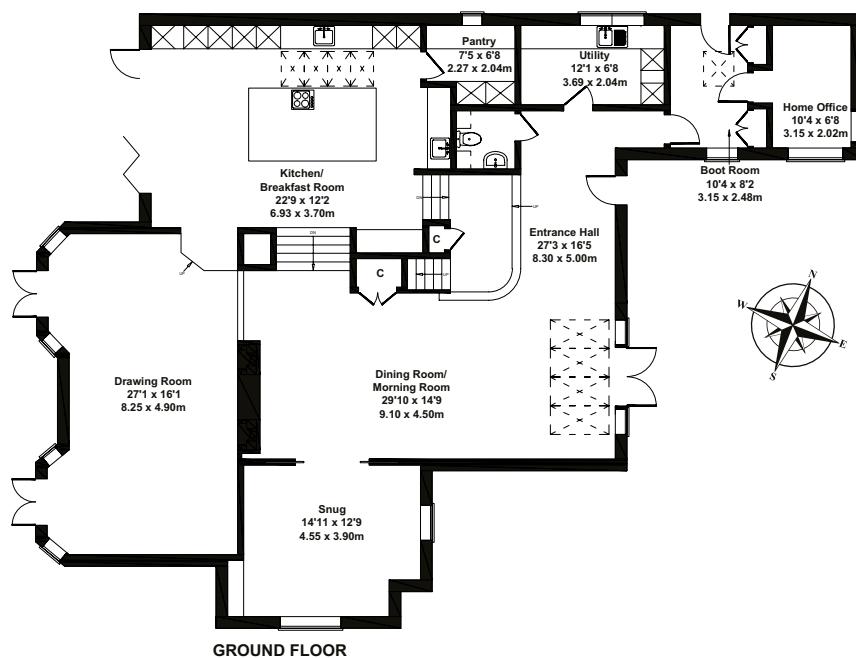
Guest House Over Garage = 548 sq ft / 51 sq m

Garage = 614 sq ft / 57 sq m

Total Accommodation = 4241 sq ft / 394 sq m

TOTAL = 4854 sq ft / 451 sq m

For illustrative purposes only - Not to scale





General Information

ENERGY PERFORMANCE & TECH

EPC Rating: A (94) – exceptionally low running costs through fabric first construction and renewables:

- Annual combined running costs of £4,093pa (2025) based on heavy family usage inc car charging.
- Air source heat pump with wet underfloor heating throughout (system by Nu Heat, lifetime support). Electric approx. £2,650pa (2025)
- Gas - for outdoor cooking and heating the guest suite approx. £227pa (2025)
- 6.32kW photovoltaic array feeding a 10kWh SolarEdge home battery (daytime PV + off peak charging).
- EV charging point, water softener, and CAT6 data network with per floor Wi Fi boosters (extended to the garage suite).
- Mechanical Ventilation Heat Recovery System (MVHR) designed and supplied by Nuaire for continuous filtered, pre warmed fresh air – reducing dust and allergens and avoiding new build stuffiness.
- Airtightness: 1.95 $\text{m}^3 \cdot \text{h}^{-1} \cdot \text{m}^{-2}$ @ 50Pa (excellent).
- 7,500L rainwater harvesting for all WCs, washing machine and outside taps/irrigation. Water approx £1,215pa (2025).

SERVICES Mains electricity, water and gas. Heating is provided by air source heat pump, supplemented by solar PV on the roof and is delivered via underfloor heating.

TENURE The property is offered Freehold.

COUNCIL TAX Band G. There are no additional rates for the garage.

EPC RATING A (94)

POSTCODE PO35 5TP

VIEWINGS Viewings are strictly by appointment with the sole selling agents Spence Willard.

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