



Bembridge Lodge

HIGH STREET | BEMBRIDGE | ISLE OF WIGHT

SPENCE
WILLARD

 **Knight
Frank**



Bembridge Lodge

HIGH STREET, BEMBRIDGE, ISLE OF WIGHT

One of the most impressive and intact, historic coastal homes found on the Isle of Wight. Bembridge Lodge is a substantial Georgian period house offering an eight bedroom property and two bedroom cottage, gardens, woodland, paddock and outbuildings.

ACCOMMODATION

Entrance Hall | Drawing Room | Dining Room | Library | Kitchen | Billiard Room
Eight Bedrooms | Four Bathrooms | Two Bedroom Self Contained Cottage

GROUNDS

5 Acres of Gardens & Woodland | Large Driveway sweeping around Central Fountain
3 Acre Paddock

OUTBUILDINGS

Garage of approx. 100m2 | Workshops | Solid Fuel & Logs Store

DISTANCES

Bembridge Harbour 500 meters. Fishbourne 11 miles. Ryde 7.6 miles (with high speed passenger links to Portsmouth, connecting with trains to London Waterloo)
(All distances are approximate)

VIEWING

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Knight Frank Lymington

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Bembridge Lodge

Bembridge Lodge's construction dates back to approximately the 1820's. This Grade II Listed family home enjoys commanding views over gardens, woodland and The Solent to Portsmouth in the distance. Surrounded by 8 acres of garden and paddock, this remarkable property is built from Island stone, with light pouring through tall windows in every room, offering a range of impressive and grand reception rooms, in addition to accommodation extending to eight bedrooms. The listing in 1967 specifies an array of wonderful features, including ornate architrave detailing with gold paintwork and the unique self-supporting cantilever stone staircase, all of which is in excellent condition, yet the house represents an ideal opportunity for renovation and modernisation. The Lodge enjoys a particularly private position and comprises an excellent package including a self contained two bedroom cottage arranged over two floors, ideal for providing an annexe for letting income, housekeeper or guest accommodation. There is also a substantial garage complex containing three separate bays, a workshop along with wood, oil and coal stores. The kitchen garden beyond the garage offers plenty of productive space.



Grounds

The house sits within its own maintained gardens enjoying spectacular sea views. Largely laid to lawn, there is a grass meadow amongst magnificent woodland providing beautiful walks, a pond, kitchen garden and various wells around the grounds of the house, providing a delightful setting with formal lawns bordered by mature woodland framing a glorious Solent view. A driveway sweeps from the road to a turning circle beside a colossal ancient Cedar tree, from which the impressive front elevation of Bembridge Lodge can be observed with the sea beyond. A large flagstone terrace wraps around the property giving several areas for outdoor dining, entertaining and enjoying the sunny aspect and sea views. In a westerly aspect, there are glorious views over Natural Landscapes (formerly AONB) toward Brading Down and on the eastern side of the house is a large driveway in front of the garage. A range of beds and garden stores are concealed from view in the old kitchen garden.

The Island

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

Bembridge

The Village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, delicatessen and several good restaurants and a coffee shop. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of the Island, Bembridge Harbour has extensive mooring facilities and two sailing clubs and there are wonderful coastal walks and sandy beaches accessible directly from the property. There are shallow beaches, perfect for swimming, kite-surfing and beach-combing.



Accommodation

GROUND FLOOR

ENTRANCE A flag stone step and a pair of timber doors beneath arched fanlight.

RECEPTION HALL A light and airy hall with flag stone floors, fireplace and high ceilings with ornate alcove detail. The principal rooms have wonderful hand carved door architraves with gold leaf lion head mouldings.

DINING ROOM A room of generous proportions, with fireplace and full height window overlooking the lower garden.

DRAWING ROOM A well-appointed room with gold painted ceiling moulding and grand double doors from the dining room. Open fireplace housing electric fire and garden and Solent views.

BILLIARD ROOM This impressive 50m² room has triple aspect windows enjoying glorious Solent views and to the west through woodland to Nunwell Down. Fireplace and pendant lighting shade over a full size billiard table. Traditional column radiators at each end and alcove shelving either side of the fireplace.

LIBRARY Overlooking the front aspect with a wealth of book shelving, high ceilings, dado rail and open fireplace. This well-proportioned room is particularly versatile and could be arranged as a TV or family room.



KITCHEN/BREAKFAST ROOM A fantastic space with plenty of natural light entering through dual aspect windows overlooking the front gardens and approach to the south. High ceilings and a range of Formica under-counter and wall-mounted storage units, incorporating a large stainless steel twin sink with drainers and mixer tap over. Pale blue coal fired Aga. Freestanding oven and space for a fridge/freezer.

PANTRY Located on the northern side with flagstone floor and marble tops with shelving and game hooks.

CELLAR Stone stairs descend to a cellar which is partitioned into two with original wine store shelving and a large Plant Room housing two oil fired boilers and well with sump pump powered by both battery and mains electricity.

UTILITY ROOM With plenty of wall hanging space in addition to a worktop over space and plumbing for a washing machine or tumble dryer.

W.C. With marble vanity unit wash basin and towel rail.

FIRST FLOOR

The unique self-supported cantilever stone staircase rises and turns to an expansive light galleried landing. The first floor comprises four double bedrooms, one single bedroom and four bathrooms. The majority of bedrooms have built in wardrobe storage and views over the grounds, whilst the principal bedroom suite enjoys views over gardens, woodland and The Solent through a pair of original juliet balcony windows with original shutters in addition to a dressing room and generous ensuite.

SECOND FLOOR

Occupying the substantial roof space of the house, the second floor provides a further three double bedrooms with access to extensive eave and loft storage, whilst there is also a bathroom with panelled bath, pedestal wash basin, heated towel rail and W.C.

GARAGE

The separate garage complex offers a wealth of storage space including in the roof trusses and with ample parking for several cars in front. Sliding boathouse style timber doors access three different bays and there is also a workshop to the rear and a separate stores for logs, delivered oil and coal. Power and lighting laid on.

SELF-CONTAINED COTTAGE (112 HIGH STREET)

Believed to be part of the very earliest construction of Bembridge Lodge, the Cottage now offers ancillary accommodation of two bedrooms, with large dual aspect sitting room with open fireplace and a separate kitchen. Secondary glazing and ground floor bathroom. The Cottage has its own entrance, however, it is also integrated with the Lodge via the pantry corridor.



IMPORTANT NOTICE

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General Information

SERVICES

Mains electric, gas, water and drainage. Heating is provided by gas fired boiler in the Cottage and in the Lodge delivered oil supplies two boilers located in the cellar and delivered via radiators. The Aga is powered by solid fuel (coal).

COUNCIL TAX

Band H

TENURE

The property is offered freehold with vacant possession

POSTCODE

Bembridge Lodge,
114 High Street, Bembridge - PO35 5SQ

Bembridge Lodge Cottage,
112 High Street, Bembridge - PO35 5SQ

VIEWINGS

All viewings will be strictly by prior arrangement with the joint sole selling agents: Spence Willard & Knight Frank

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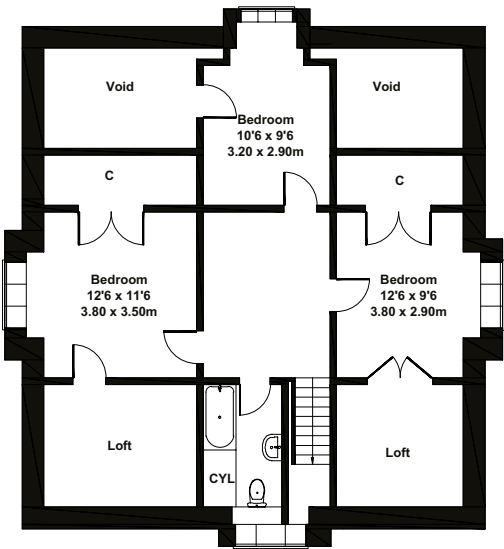
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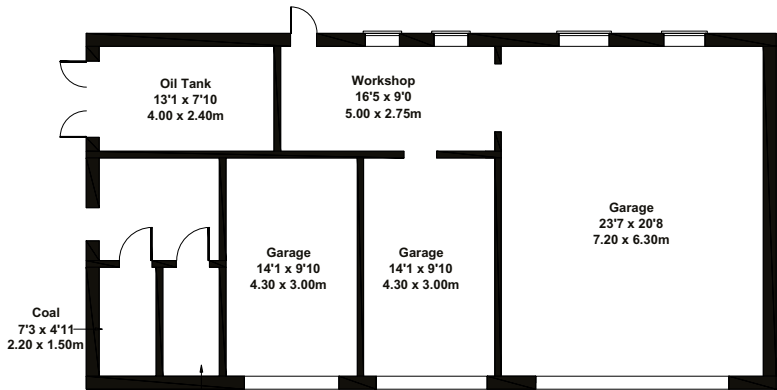
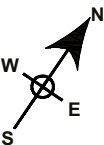
BEMBRIDGE LODGE

Approximate Gross Internal Area
Lodge = 5834 sq ft - 542 sq m
Cottage = 1098 sq ft - 102 sq m
Garage/Outbuildbgs = 1238 ft - 115 sq m
Total = 8170 sq ft - 759 sq m

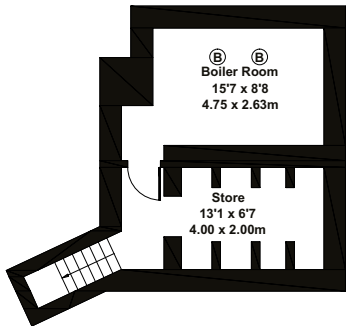
For illustrative purposes only - Not to scale



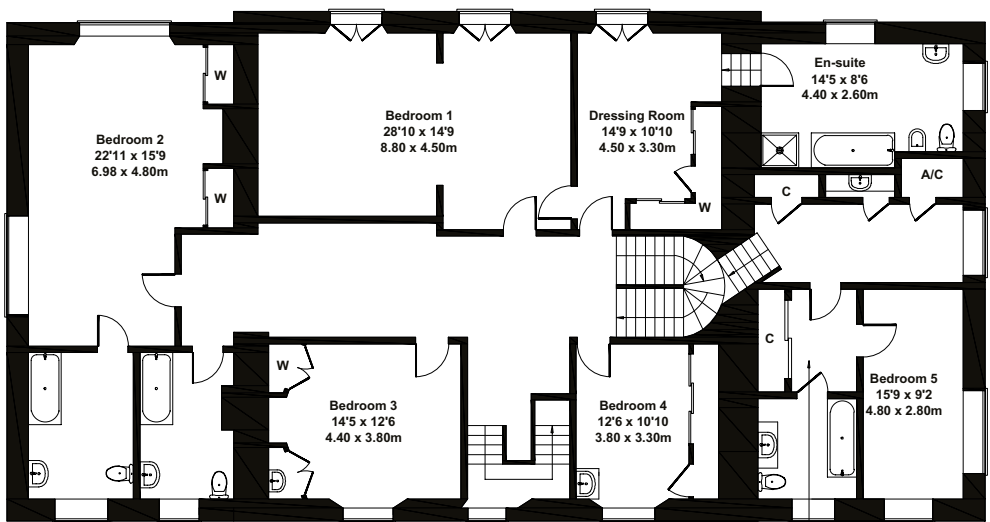
SECOND FLOOR



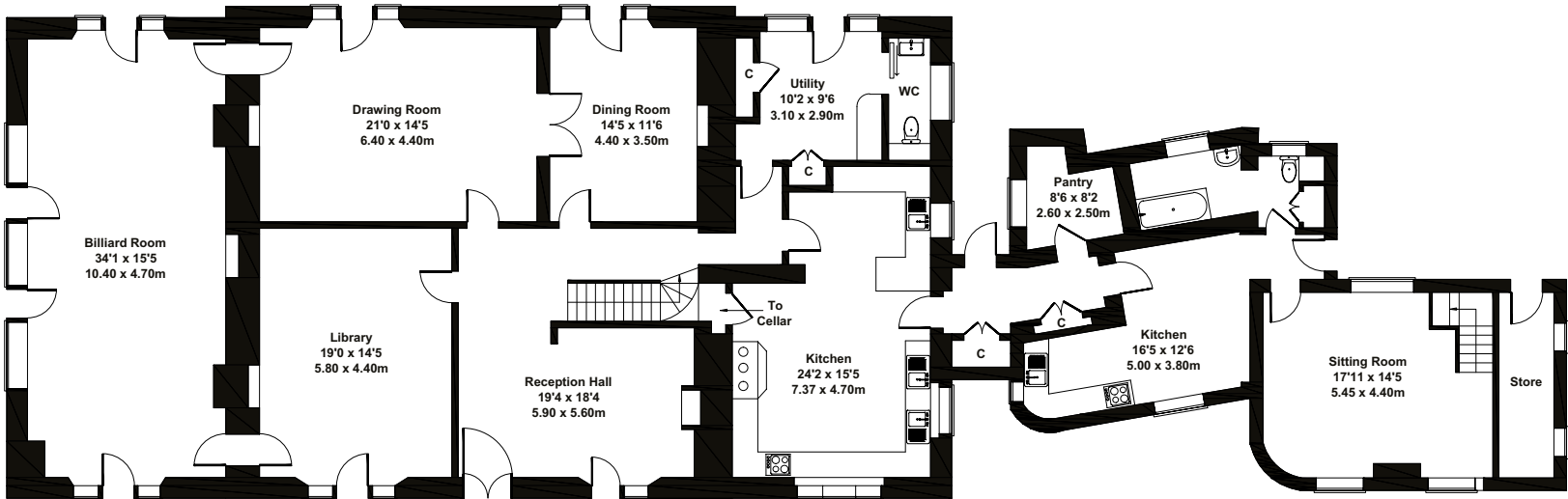
OUTBUILDING



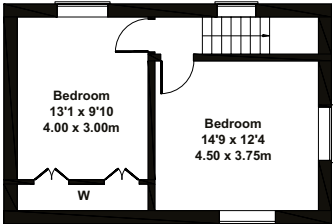
CELLAR



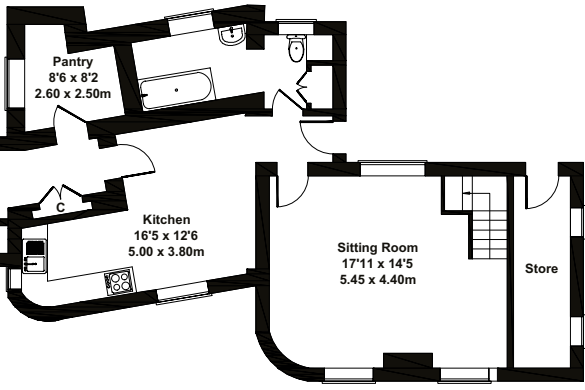
LODGE
FIRST FLOOR



LODGE
GROUND FLOOR



COTTAGE
FIRST FLOOR



COTTAGE
GROUND FLOOR



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