

SPENCE WILLARD



Writtleston Manor House, Carpenters Road,
St Helens, Isle of Wight, PO36 0BB

A remarkable stone-built residence nestled within charming walled garden with versatile garden house annexe and commanding views over beautiful countryside and to Bembridge Harbour.

VIEWING

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This fine and historic home, an early 17th century 'Jacobean' stone built country house, of vernacular character is uniquely positioned on the hillside between St Helens, Nunwell, and Bembridge. Writtleston Manor House enjoys incredible views encompassing the surrounding countryside, Culver Braiding Marshes, Culver Down, and Bembridge Harbour in the distance.

Having undergone extensive modernisation in recent years by award winning conservation building and interior design company COAST IOW (Ltd), the Listed-Grade II Writtleston Manor House is now beautifully styled with bespoke décor, lighting and soft furnishings in every room, carefully blending authentic materials and original features with contemporary comforts. The spacious family home extends to six bedrooms and four bathrooms, including the self-contained guest accommodation – The Garden House.

Internally, the accommodation is refined, featuring flagstone floors, original fireplaces, inglenooks with flagstone hearths, stone lintels, timber windows set within distinctive stone mullions, and exposed beams. The current owners have enhanced the home with a stunning new yet classic style kitchen finished in pale pink, alongside parquet flooring and a selection of contemporary bathrooms. A fully updated heating system, electrics, and lighting scheme further complement the property.

The enchanting gardens wrap around the house, maximising the spectacular views. Landscaped and thoughtfully planted, the grounds provide privacy and visual interest throughout. A gated driveway sweeps between dry stone walls, imparting a sense of grandeur and space upon arrival. Additional parking is available via a garage and a two-bay carport, which also offers vehicle and garden machinery storage. The large loft space above the garage has potential for development into ancillary office space, a gym, or a studio.

Situated on the outskirts of the picturesque village of St Helens there are many local walks across the Downs or the protected RSPB marsh lands. The seaside village of Bembridge with its sandy beaches is a short drive away. Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of down land perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs and creates a bustling atmosphere with fishing boats and pleasure craft. There are many country and coastal walks and the house has direct access to bridleways leading to beaches at St Helens and the idyllic Priory Bay. The town of Ryde is also a short drive with its numerous amenities, schools plus the high speed (22mins) FastCat links to Portsmouth Harbour and station with trains to London Waterloo (journey time 1hr50mins) and the Hovercraft crossing from Ryde to the Southsea.

Accommodation

Ground Floor

Entrance

The entrance welcomes you with an original iron and timber front door set into a turreted porch that rises through the ground, first, and second floors. There is convenient log storage on either side, while a stone archway leads into the house.

The hallway features an original staircase with flagstone floors, an oak banister, and a built-in cupboard.

Dining Room

The dining room is a magnificent, grand reception room boasting an original inglenook fireplace with bread oven and mantle, exposed beams, and newly installed anthracite grey vintage-style radiators.

The Utility / Boot Room

A particularly practical room, offering high-level wall storage for coats, cloaks, and boots, a wall-mounted system W.C. under-counter and wall-mounted storage units with tongue-and-groove-clad walls, a sink, dishwasher, and a wall-mounted gas fire boiler.

Kitchen / Breakfast Room

A beautifully appointed space featuring a range of bespoke handmade solid wood under-counter storage units painted in Edward Bulmer Cuisse de Nymhe Emue. Electric AGA, and matching splashback panelling. A large walk-in pantry with a glazed door and window includes shelving and LED lighting, providing ample storage adjacent to the kitchen. Additional appliances includes a mid-level oven, grill, integrated microwave and warming drawer all 'Caple', a 'Domino' ceramic hob, instant hot water tap and 'Shaws' hand-crafted double butler sink. Haier double drawer dishwasher and two integrated fridge/freezers. The dual-aspect breakfast area, with exposed stone walls and beams, offers glorious views towards Culver Down.

Drawing Room

Featuring classic parquet flooring and dual-aspect windows, complemented by a fireplace on flagstone hearth and stone mantle housing a long-burning stove.

Garden Room

An excellent modern 20th Century addition, taking full advantage of the views with timber double-glazed windows, a vaulted ceiling, and tiled floors.

First Floor

Staircase ascends to a spacious landing, featuring a study space within the turret overlooking the front aspect. There are two generously proportioned double bedrooms, each with twin doors accessing the hallway. These are served by a family shower room with a cupboard housing laundry units. The principal bedroom benefits from an en-suite bathroom with a large walk-in shower, pedestal basin, and panelled bath.

Second Floor

The second floor includes ample built-in storage in all rooms and comprises three double bedrooms with far-reaching views, alongside a shower room equipped with a walk-in shower, wall-mounted vanity unit with basin, heated towel rail, and W.C.

The Garden House / Self Contained Guest Accommodation

A recent conversion from an outbuilding, finished to the same high standard as the main house. It comprises a light-filled, high-specification one-bedroom suite, including a kitchen and shower room, with an internal courtyard offering excellent views. The Garend House benefits from its own sitting room with a log burner and a garden extending along the northern boundary.

Outside





The surrounding gardens are beautifully landscaped, featuring an array of flower beds and planting that create a tranquil, picturesque environment, framing the expansive views. The garden offers relatively low maintenance given its size at just under 1 Acre. Access is via an automatic five-bar gate set within a dry-stone wall, leading to ample gravelled parking for multiple cars. The property includes a two-bay carport and a two-bay garage with loft potential.

Services

Mains electricity and water and delivered Calor gas (held in a below ground reservoir) and private drainage via septic tank. Heating is provided by a gas-fired boiler located in the utility room, with hot water supplied by an unvented cylinder positioned in the first-floor family bathroom and delivered via radiators throughout with underfloor heating in the kitchen space. Zoned heating is controlled by individual Nest App controlled thermostats.

Tenure

The property is offered freehold.

Council Tax

Band: G

EPC

Exempt, as the property is Grade II Listed.

Postcode

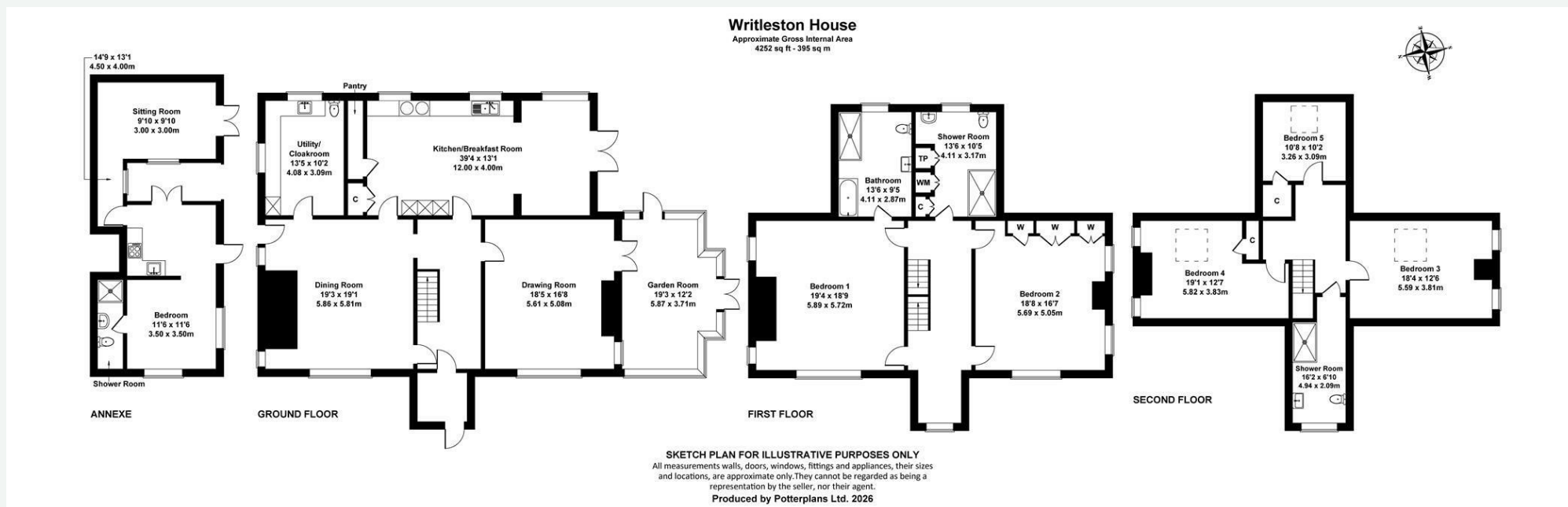
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Viewings

Strictly by prior appointment with the sole selling agents, Spence Willard.







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