

SPENCE WILLARD



Hillway Corner House, Hillway Road,  
Bembridge, PO35 5PN

*Nestled in beautiful countryside with an outlook to downland, this comprehensive package includes a large family home, substantial garden and grounds, and various outbuildings.*

VIEWING

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Positioned on the rural fringes of the sought after village of Bembridge, Hillway Corner House is situated in a private mature setting beneath Culver Down with views stretching across open countryside, enjoying excellent sunsets and direct access to some of the Island's finest coastal and downland walks. Approached via a sweeping gravel driveway and set within approximately 1.1 acres of landscaped gardens and grounds, this substantial family property offers an idyllic location with ample space and accommodation ideally suited to modern family living, home working and outdoor entertaining. Beautifully maintained and thoughtfully enhanced over time, the property retains much of its original charm whilst offering attractive and comfortable accommodation.

The house is beautifully presented, featuring a range of handmade storage units and an excellent terrace off the kitchen with fantastic afternoon and evening sun. Internally the property offers a generous and versatile layout of reception space, including a large sitting room, kitchen and dining room, a snug, integral office, and store and upstairs there are five bedrooms and two bathrooms, one of which is en-suite.

Level lawns framed by mature hedging are designed to maximise privacy and useability. A superb south-facing sandstone terrace provides an ideal setting for outdoor dining and entertaining, whilst the elevated treehouse enjoys some of the finest outlooks across the grounds and surrounding countryside.

The gardens and grounds are particularly versatile, ideal for those seeking an expansive garden with plenty of space around the house and the added benefit of additional storage, a lock-up, or business premises and includes a large timber clad carport, workshop, stores, an external games room with roof storage, a tree house, and separate access to a yard enclosure beyond the property currently utilised for machinery and material storage but offering considerable potential for other hobby or business uses subject to any necessary consents.

#### Location

Set against a backdrop of Culver Down and within the Area of Outstanding Natural Beauty, Hillway Corner House is within 10 minutes' walk of the secluded Whitecliff Bay (being one of the Islands treasures) and offers some of the best IOW coastal and downland walking routes available from the property. It is also located within 5 minutes walk of a country pub, Bembridge Airport and a nearby bus stop with routes to Sandown, Bembridge and Ryde. Hillway Corner House is situated approximately 1 mile from the local village of Bembridge with its family run butchers, popular coffee shop, fishmongers,

farm shop, eco refill shop, pubs and convenience store. There is also access to the sandy beaches and harbour where there are two sailing clubs and coastal walks from Bembridge, to St Helens and Seaview.

#### Accommodation

Ground Floor

Entrance

Hallway

Spacious with ample coat hanging space and a window overlooking the drive.

#### Sitting Room

A particularly generous sized dual-aspect room with exposed floorboards, deep understairs cupboard, and a fireplace with a log-burning stove. Doors and windows overlook the terrace.

#### Kitchen/Dining Room

With tiled floors and opening onto the enclosed patio terrace, the kitchen is well-equipped with a range of bespoke storage units, oak worktops, and a Butler sink with mixer tap. An inglenook houses the range cooker, with space and plumbing for a dishwasher and fridge freezer. The dining area offers space for a dining table and walls are clad to mid-height,

#### Utility Room

Additional under-counter storage, butler sink with timber worktops, floating shelves, and a new bespoke timber storage unit and access to the garden. Separate W.C.

#### Garden Room

A particularly light space with sliding doors to the garden and white-painted floorboards.

#### Snug/TV Room

Alcove shelving and offering a potential workstation, TV connectivity over a decorative exposed brick fireplace.

#### Home Office

High work desks, birch ply shelving, and door accessing the garden.

#### Gym/Store

Currently arranged as a gym with foam floor matting, there is also plenty of racked shelving and this space could provide further studio or home office space or stores.

#### First Floor

Carpeted stairs rise to a landing with loft access hatch. The first floor comprises five large double bedrooms and two bathrooms, one being en suite. Bedrooms enjoy garden or downland views. Both bathrooms have been cosmetically updated; the family bathroom offers an airing cupboard, panelled bath with shower over, tiled walls to mid-height, heated towel rail, pedestal wash basin, and W.C. The principal bedroom features a large ensuite with shower, wash basin, panelled bath, and W.C.

#### Outside

Hillway Corner House offers excellent expansive garden space with versatile storage, set within approximately 1.12 acres. The property is particularly private yet elevated, affording fantastic rural views. The large lawn is level having been completely re-laid in recent years and is bordered by mature hedges and the graveled approach and driveway provides plenty of parking. The sandstone paved terrace enjoys a sunny southerly aspect ideal for sundowners and BBQ's, and a raised playhouse/tree house located in the corner with rope seat swing is a great spot for enjoying the last of the sun and the best of the views.





#### Outbuildings

Outbuildings include a ship-lap clad carport with workshop, a central barn comprises a games room and store, and an additional shed at the rear. Separate access around the side of the hedged gardens leads to an enclosure currently used as a builder's yard, offering plenty of options and substantial scope for machinery, vehicles and materials storage.

#### Services

Mains electricity, water, and drainage are connected. Heating is provided by a gas-fired boiler located in the kitchen, delivering heat via radiators. The property benefits from private drainage and is currently served by Starlink satellite high-speed internet.

#### Tenure

The property is offered freehold.

#### Council Tax

Rate: D

#### EPC Rating

D

#### Postcode

PO35 5PN

#### Viewings

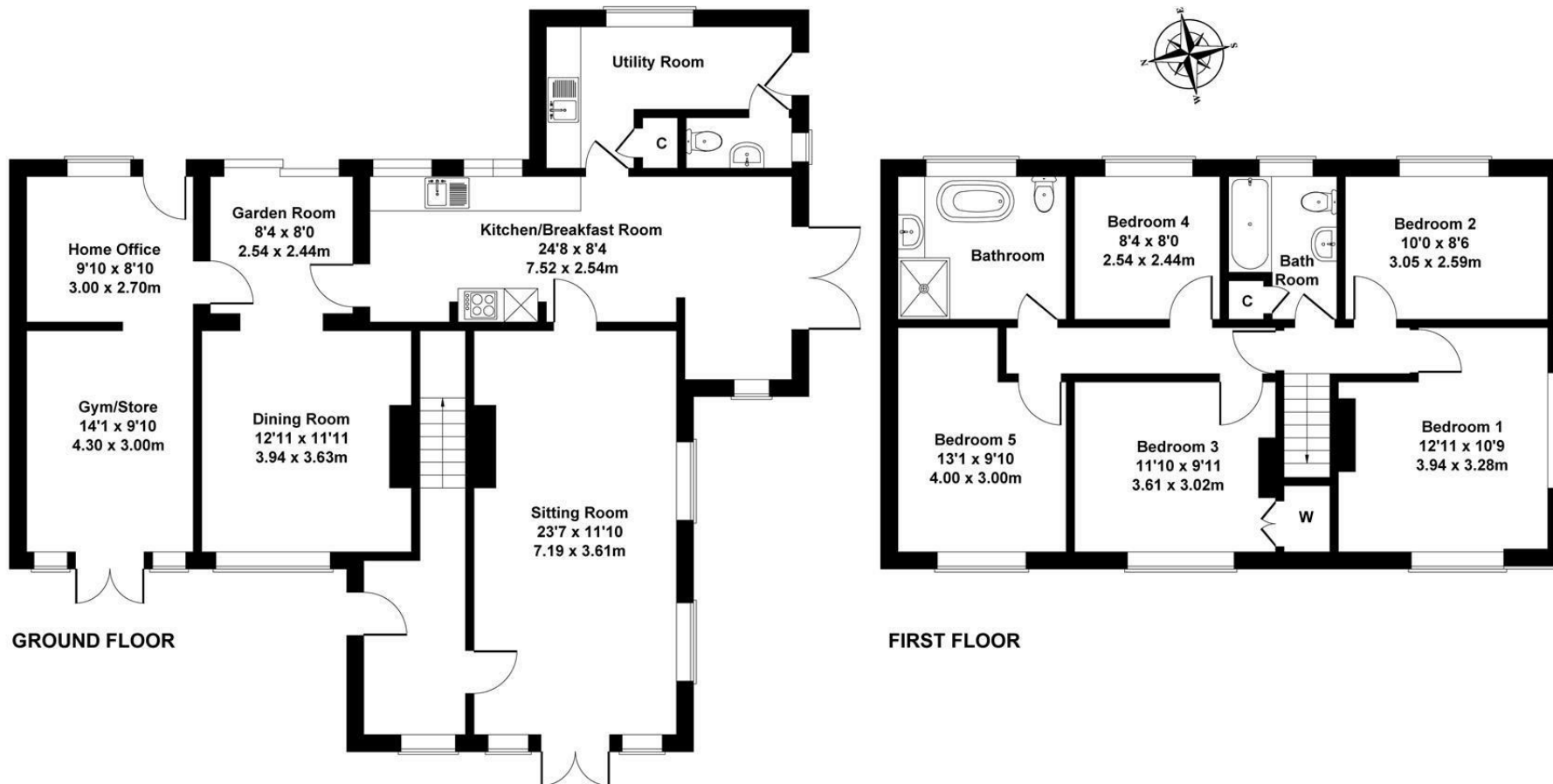
Strictly by prior appointment with the sole selling agent, Spence Willard.





# Hillway Corner House

Approximate Gross Internal Area  
2066 sq ft - 192 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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