

Gunley Mede

HALLETTS SHUTE | YARMOUTH | ISLE OF WIGHT



SPENCE WILLARD

Gunley Mede

HALLETT'S SHUTE, YARMOUTH, ISLE OF WIGHT

AN EXCEPTIONAL COUNTRY HOUSE IN A COMMANDING SETTING.

Gunley Mede is an impressive and beautifully refurbished five-bedroom country house, occupying an elevated, private position on the edge of Yarmouth with breathtaking views across the River Yar and towards The Solent. Extending to around 3.8 acres in total, this substantial residence combines architectural character with immaculate presentation and a sense of quiet grandeur.

Refurbished over the last year, the property offers a turn-key home of quality. Every principal room enjoys far-reaching rural or coastal views, while the layout provides both elegant reception spaces and a relaxed flow suited to family living.

VIEWING

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The Property

Approached via a discreet, private drive and framed by mature beech trees, Gunley Mede sits proudly within grounds of remarkable tranquillity. The setting offers extensive views across the western reaches of the Isle of Wight and towards The Solent, with gardens and sweeping lawns providing a serene backdrop to the house.

Constructed in the early 20th century, the property has been sympathetically modernised with great attention to detail. High ceilings, solid wood flooring and generous proportions feature throughout, complemented by large windows flooding the interiors with natural light.

To the southern elevation, a grand sitting room with feature fireplace opens through to a contemporary sunroom, a magnificent entertaining or family space, equally suited for use as a gym or games room. The formal dining room, positioned between the sitting room and kitchen, provides an ideal setting for entertaining, its tall ceilings and impressive scale recalling the property's heritage.

The bespoke kitchen has been completely refurbished, offering high-quality cabinetry, integrated appliances and an adjoining breakfast room. A laundry room and separate larder complete the domestic spaces, while a side door provides handy access to the studio/workshop, garaging and separate outside WC.

The generous study with dual aspect windows, enhanced by bespoke cabinetry and tailored shelving offers both style and practical storage for books and personal collections.





FIRST FLOOR

A fine staircase with contemporary ceramic chandelier leads to a bright, spacious landing and five double bedrooms, all enjoying wonderful outlooks over the gardens and surrounding countryside. The principal bedroom suite with its large, newly fitted ensuite bathroom, offers gorgeous views over the River Yar and towards the downs whilst being large enough for a sofa seating area too.

To the north end of the house is a handy guest suite with sitting area and ensuite bathroom, providing privacy and comfort for visitors or staff. Stairs rise from the guest suite to a large attic space which is partly boarded, offering excellent potential for conversion, subject to the necessary consents.

OUTSIDE

Gunley Mede is approached via a sweeping driveway that passes beneath an avenue of mature beech trees and culminates in a turning circle beside the front entrance. The gardens extend mainly to the east and south, with lawns, formal planting, and specimen trees framing uninterrupted views over the surrounding landscape.

To the rear, terraced areas provide convenient spots for outdoor dining and entertaining, while the grounds include an abundance of fruit trees and ornamental borders.

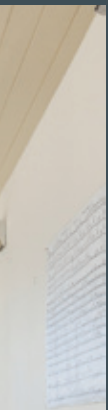
Garaging includes a triple garage adjoining the house and an additional timber garage at the upper end of the garden.

The Setting

Yarmouth lies within a short walk from Gunley Mede, its historic harbour and waterfront offering restaurants, independent shops and sailing facilities. The River Yar estuary and nearby boatyard provide excellent access for those wishing to keep a vessel close to home. Ferry services run regularly between Yarmouth and Lymington, connecting directly to the New Forest and mainland rail links to London.

The main house and gardens extending to approximately 3.8 acres.





The Isle of Wight

Known as the 'Garden Isle' because of its breathtaking landscape, the Isle of Wight is home to miles of unspoilt beaches, rugged coastline and glorious countryside. With over half of the Island designated as an Area of Outstanding Natural Beauty, and over 30 miles of Heritage Coast, it's no wonder the likes of Keats, Tennyson and Dickens all found inspiration here. Indeed, it's clear to see why Queen Victoria said of the Island "it is impossible to imagine a prettier spot". Exploring the beauty of the Island is easy with over 500 miles of award-winning public footpaths and 200 miles of cycle paths; recently scooping top spot in Lonely Planet's Top 10 World Cycling Routes.

The West Wight is a sanctuary of rolling countryside, peaceful forests, picturesque villages and breath-taking coastal scenery; from the rugged white cliffs of Freshwater Bay to the historic market town of Yarmouth with its harbour for visiting yachtsmen, small shops, deli, fine restaurants and traditional pubs and a short car ferry journey to Lymington.

The Tennyson Trail coastal walk takes you along weathered white cliffs with breath-taking views to the famous natural landscape, The Needles.

Compton Bay's long sandy beach is not only a popular spot for surfing and swimming, but also for its world-famous dinosaur fossil finds. Families will love the golden sands of Colwell Bay with its beach huts, restaurant and water sports.

Island Life

If you are already familiar with the Isle of Wight, you'll know that its only minutes away from the 'mainland' but a world away from the hustle and bustle of city life. The Isle of Wight is the perfect place to retreat and recharge. With more hours of sunshine than anywhere in the UK, the great outdoors awaits -whether you're interested in learning to sail, exploring Queen Victoria's historic summer home at Osborne, surfing at sandy beaches, watching the sailing at Cowes Week or enjoying a walk across the cliff-tops, the Island has it all in abundance.

A foodie's heaven with a wide range of local produce including local meats and fresh seafood, cheese, vegetables, garlic and honey. Local dairy farms produce their own award-winning milk, cream and ice creams. The Island is also home to its own on-farm cheese maker -Isle of Wight Cheese Co, the family run Garlic Farm restaurant and farm shop which produces many garlic products, micro-breweries and distilleries and many other artisan food and drink producers.

The Island has a prosperous future, with increasing numbers of people being attracted to this positive and purposeful community and the relaxed lifestyle it has to offer.





Services

Mains gas, electricity and water. Private drainage.

Council Tax

Band G.

EPC Rating

D.

Postcode

PO41 0RH

Tenure

Freehold. Gunley Mede includes ownership of the private driveway from Halletts Shute, over which neighbouring properties enjoy rights of access. A public footpath crosses near the entrance.

Connections

Conveniently located for the nearby car ferry in Yarmouth to Lymington, with onward train services into London Waterloo (1 hour 50 minutes).

Viewings

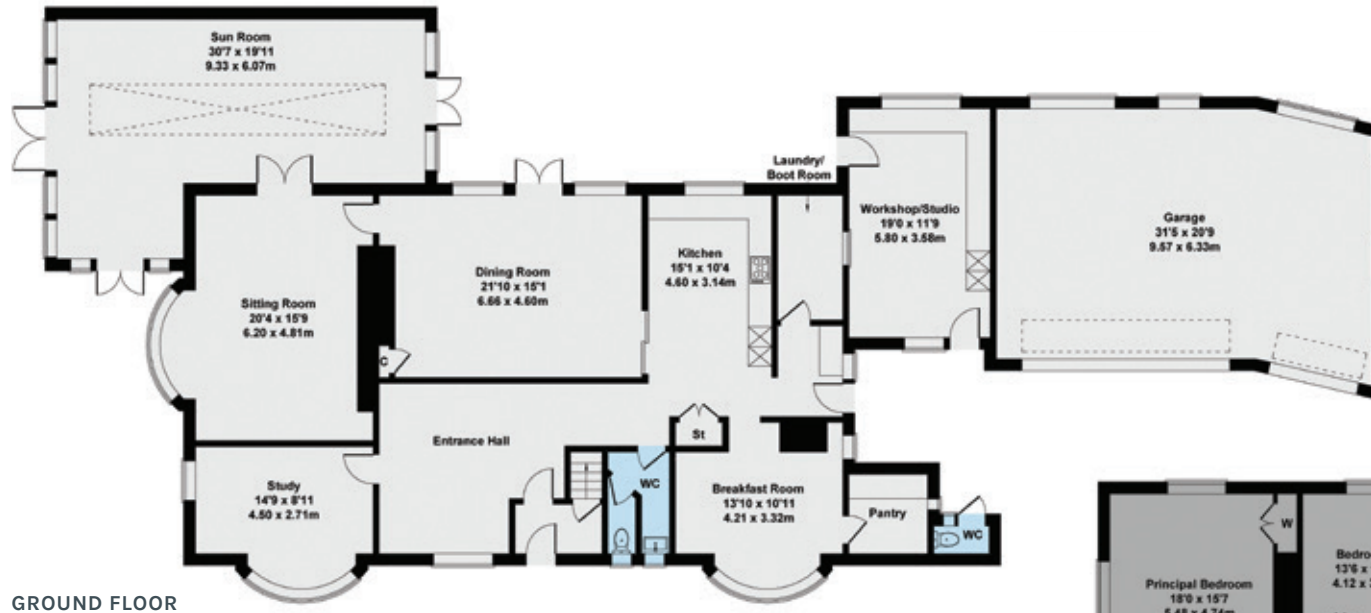
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard. The Square, Yarmouth, Isle of Wight, PO41 ONP.



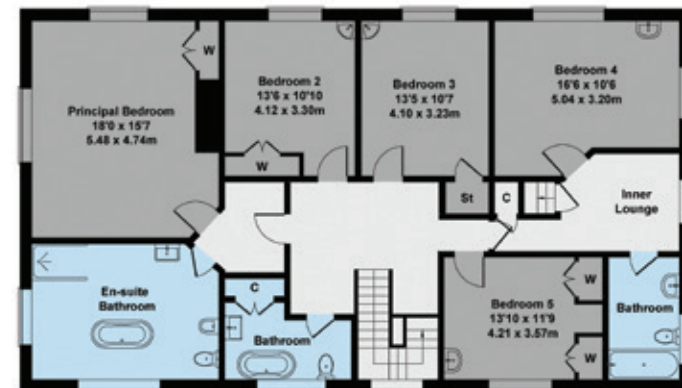
GUNLEY MEDE

Approximate Gross Internal Area:
4607 sq ft / 428 sq m

For illustrative purposes only - Not to scale



FIRST FLOOR



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard and Knight Frank in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

