

SPENCE WILLARD



18 Golden Hill Fort, Freshwater, Isle of Wight

A unique opportunity to acquire an immaculate and recently refurbished, substantial luxury home set within a remarkable Grade I listed former Victorian Fortress known as Golden Hill Fort.

VIEWING

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An impressive five-bedroom terraced house which extends to approximately 3482 sq. ft (323 sq. m) has recently been the subject of a complete refurbishment to an exceptionally high standard. The house is part of Golden Hill Fort, which is a gated residential housing development, located between the affluent historic harbour town of Yarmouth and the village of Freshwater, offering a good range of amenities. Number 18 is a stunning property, packed full of character and performs very well on the holiday lettings market.

Three of the five bedrooms benefit from en-suite facilities and there are also two good-sized studies. Large sash windows and high floor to ceiling heights allow for a light and airy feel to the property and quality flooring is laid throughout. The recently improved kitchen is fitted with marble worktops, washing machine, integrated coffee machine, a large integrated freezer and separate fridge have been installed. Electronic entry systems, impressive lighting and quality heating systems benefit the property. Every detail has been thought of to blend the historic fabric of the building with breath-taking 21st century modern design, luxury and comfort.

On the ground floor there is a fabulous double aspect south facing sitting room which links through to the impressive bespoke kitchen/diner. Premium grade appliances and fittings have been installed throughout. Heating and hot water are supplied via a gas fired boiler and pressurised system with a quick recovery tank ensuring a constant supply of hot water when in high demand.

There are beautiful granite stairs leading to the first floor, which have been painstakingly restored with original side painted lines retained from its past military use. The entire house has been redecorated to a high standard giving it a modern twist.

OUTSIDE The property has the use of stunning landscaped roof gardens affording 360 views across the Solent, English Channel and rolling countryside and plenty of room to relax with family and friends. There are ample places to sit and enjoy a high level of privacy

from the roof garden and mature shrubs and bushes have been planted. There is parking directly in front of the property and the whole development is accessed through two electric, key fob activated gates. The Fort is enclosed by woodland known as Golden Hill Country Park (owned by the Isle of Wight Council and managed by Gift To Nature Trust), which has a network of attractive rural footpaths to enjoy, quite literally on your doorstep.

HISTORY OF GOLDEN HILL FORT Constructed in 1863, about sixty metres above the North West coast of the Isle of Wight, this distinctive hexagonal building had the height, strength and strategic position to help counter what was at the time perceived as a serious threat of attack from across the channel. Together with over 20 other structures in and around the region, the Palmerston defences were used as accommodation for troops who manned the forts and batteries protecting the Needles passage. Solidly built with an attractive symmetry that reflected the discipline of the military and with wide ranging vistas across the Solent and Afton Down, Golden Hill Fort was designed to provide the surrounding area with a secure local base in times of war. Now, about 150 years later, this remarkable Grade I listed landmark has been transformed into a series of just 18 spectacular and individual luxury houses. This is a unique opportunity to acquire a home with a genuine sense of history, quality and space.

ISLAND ACCESS The Island is well served with transport links to the mainland with the nearest Ferry operator at Yarmouth just minutes away, operating a 25-minute service to Lymington in the New Forest National Park. Car Ferry routes also operate from East Cowes to Southampton (55mins) and Fishbourne to Portsmouth (35 mins). Fast Catamaran services operate from Cowes to Southampton.

SERVICES Mains drainage, water, electricity serve the property.

TENURE Leasehold 999 years from 2011

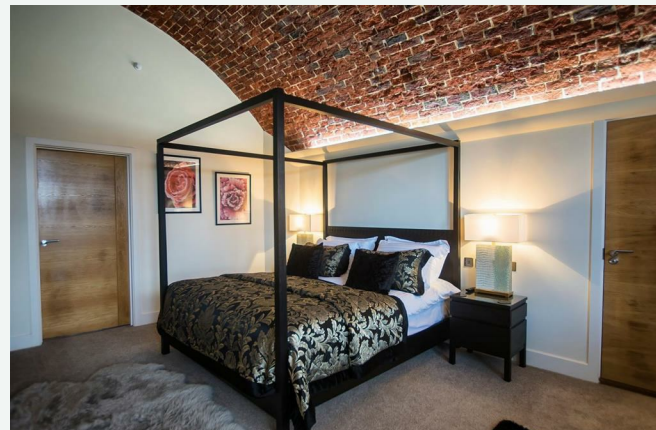
SERVICE CHARGE
approximately £7,550 per annum.

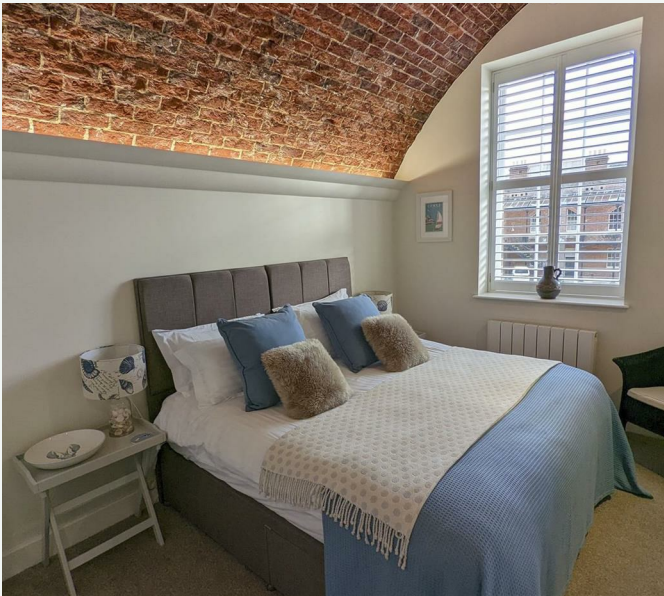
POSTCODE PO40 9GD

COUNCIL TAX G

VIEWINGS Strictly by appointment with the agent, Spence Willard.









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