

SPENCE WILLARD



Hollows Barn, Tuttons Hill, Gurnard, Isle of Wight

A stunning contemporary home built to a high specification providing light and spacious accommodation with country views, located on the fringe of this sought after coastal village

VIEWING:

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Set in a sought after and quiet location, the property is set within a large garden with approximately 0.8 of an acre backing onto mature woodland just a short walk from the village amenities. The house has been designed to make the most of the views over its grounds and the partially wooded valley in between Cowes and Gurnard. The house itself features generously proportioned rooms with a superb vaulted open plan kitchen/ living room making for an exceptional living space which is complemented by a further reception room and series of large bedrooms.

Externally, there is ample parking, composite decked terraces from which to enjoy the views, and a largely lawned garden flanked by mature woodland which attracts an array of wildlife. The house has been constructed to a high standard featuring triple glazed windows and an array of features providing comfort and high energy efficiency including an air sourced heat pump serving underfloor heating and a mechanical heat and recovery system that results in an efficient, comfortable home with an EPC Rating of B. Within the garden, there is a converted shipping container providing a home office and adjacent store.

Gurnard is a popular coastal village with a thriving sailing club, local shop, café and two pubs. Nearby Cowes, internationally renowned for its sailing, provides a wider range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward train connections to London.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Approached via a wide glazed and oak framed front door. Oak bench seat with coat hooks above and staircase with oak bannisters leading to First Floor. **INNER HALL** with a pair of deep cupboards providing ample coat and shoe storage.



KITCHEN/LIVING ROOM An exceptional spacious, vaulted living space with two large sliding glazed doors opening to the **TERRACE** and rear **GARDEN**, providing views over the surrounding woodland and countryside. This beautifully light room incorporates a generous **SEATING AREA** and **DINING AREA** leading to a contemporary **KITCHEN**, fitted with an extensive range of units as well as a large island unit, all with quartz worksurfaces and breakfast bar. A range of integral Bosch and NEFF appliances include a double oven, combination microwave oven, induction hob with integral down draught extractor, fridge, freezer and dishwasher. There is a boiling water tap along with water filtration. Amtico flooring with underfloor heating extends throughout.

SITTING ROOM A versatile spacious room with a large picture window providing great views as well as sliding glazed doors opening onto to adjoining **TERRACE**.

UTILITY ROOM Built-in cupboards, granite work surface and integral sink and space for washing machine and dryer. **PLANT ROOM** housing hot water tank, controls for underfloor heating and mechanical ventilation and heat recovery system.

BEDROOM 3 A spacious double bedroom with sliding glazed doors leading to a terrace with the garden beyond. Pair of built-in wardrobes.

SHOWER ROOM (Accessed from both Bedroom 3 and Utility Room). Large walk-in shower, wash basin with built-in cupboards beneath, WC and heated towel rail, illuminated mirror.

FIRST FLOOR

BEDROOM 1 Vaulted ceiling and large window providing great views.

BATHROOM EN-SUITE Tiled throughout with a large walk-in shower, double ended contemporary bath, wash basin, WC and heated towel rail.

BEDROOM 2 A specious double bedroom.

SHOWER ROOM EN-SUITE Shower room, wash basin, WC and heated towel rail.

OUTSIDE

A shared private gravelled drive flanked by trees leads into a gated driveway and private parking area to the house with an adjacent lawned garden with mature apple tree. A block paved path leads to front door.

Discretely located adjacent to the northern boundary is a partially converted container providing **OFFICE** (2.14m x 2.5m) insulated and with power lighting, sliding glazed doors opening to garden. Adjacent **STORE**.



The principal gardens lie to the rear of the house where there is a large composite decked terrace immediately accessible from the Kitchen/Living Room and Sitting Room, from which there is a wonderful outlook over the grounds and adjoining fields and woodland. Lawns sweep down to mature trees. In all, the property extends to approximately about 0.8 of an acre.

SERVICES Mains water, electricity, drainage and gas. Air source heat pump and underfloor heating. Gas fired central heating.

TENURE Freehold

COUNCIL TAX Band F

EPC Rating B

POSTCODE PO31 8JA

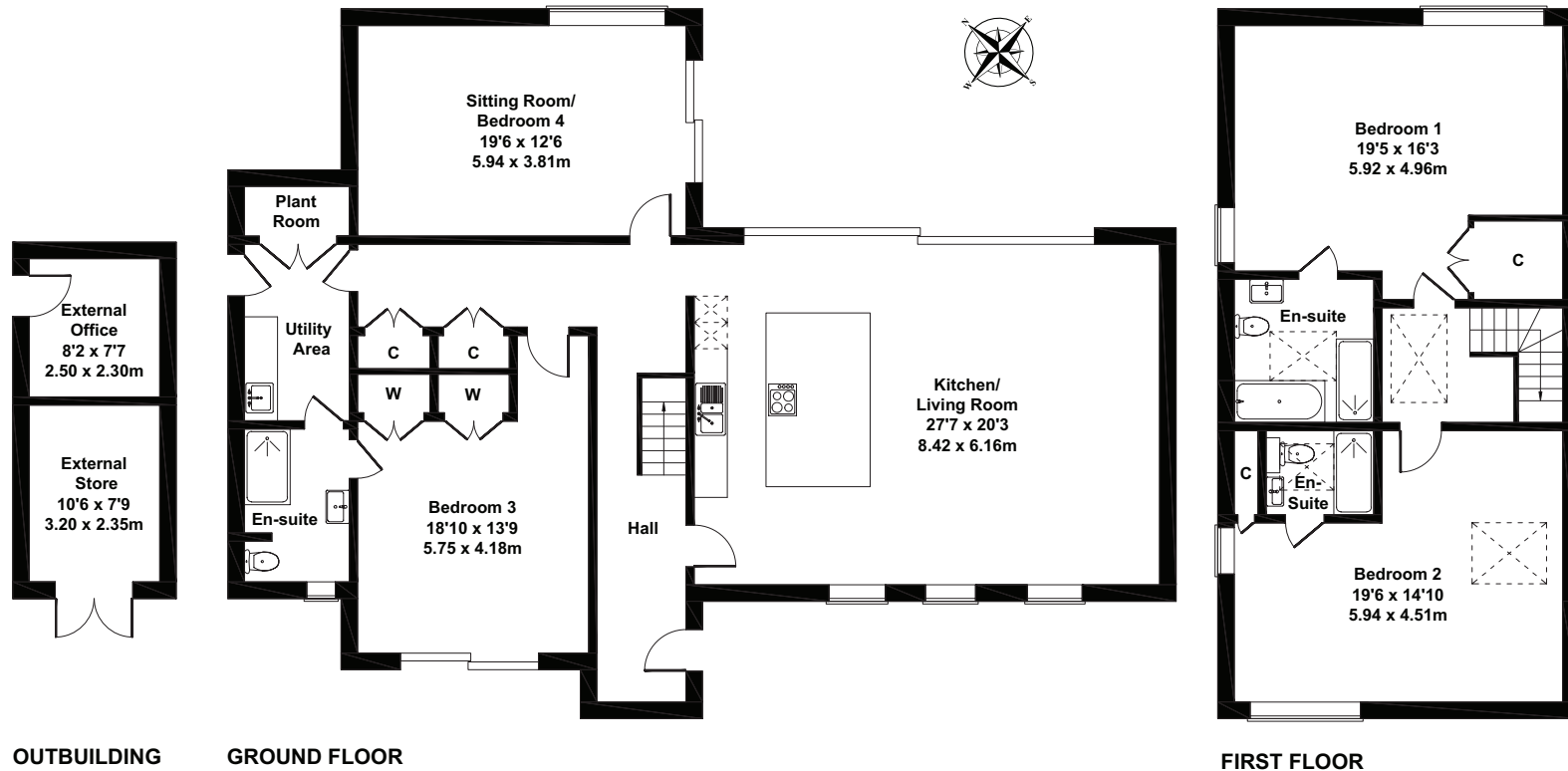
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





Hollows Barn

Approximate Gross Internal Area
2400 sq ft - 223 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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