

SPENCE WILLARD



Westhill House, Graeme Road, Norton, PO41 0RX



A truly historic and magnificent coastal residence offering extensive living accommodation, stunning views from its commanding hilltop position – all within walking distance of Yarmouth

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK

01983 761005

WWW.SPENCEWILLARD.CO.UK



Constructed for the infamous Pearson naval family around 1780 originally under a thatched roof, Westhill House is an impressive and substantial property which delivers wonderful Solent views to the north and country views to the south. There are significant room proportions and an abundance of period features throughout the residence. The house has been extended over the years and has benefitted from a later extension that has created a fabulous octagonal turret 'viewing room' with 360-degree windows providing panoramic views across the Solent to the mainland and most of the West Wight.

The property is nestled in extensive gardens and grounds including a large driveway that provides off road parking. It has delightful exterior period features including the veranda canopy and bay windows. Inside the dual aspect drawing room is a magnificent embossed and patterned ceiling, wood flooring and a charming fireplace with a log burner as well as French doors to the veranda and wraparound terrace. A similarly impressive ceiling can be found in the elegant dining room with its ornate fireplace and doors to the garden. The triple aspect main sitting room delivers impressive proportions and there is a room leading off that it is understood to have been designed for a band to play when formal events took place at the property.







Westhill House comprises of incredibly spacious and flexible living accommodation, with the principal rooms benefitting from intricate ceiling cornices, large French doors with original stippled glass and imposing oversized windows. The ground floor rooms all have high ceilings and many of the original features can be seen around the property, including a cantilever staircase and a useful cellar system providing plenty of storage. There is an **ANNEX/APARTMENT** which has its own full-sized kitchen and would be perfect as guest accommodation, holiday letting potential or for extended family coming to co-habit seeking their own space with separate entrance.

The main **KITCHEN/BREAKFAST ROOM** includes bespoke modern units housing various appliances, a **SEATING AREA**, and a bay with French doors to the terrace with fine views over the large formal grounds. There is also a **UTILITY ROOM, CLOAKROOM**, and a **GYM**.

Off the **GALLERIED LANDING** is a **CLOAKROOM**, a **LAUNDRY ROOM** and **FIVE EN-SUITE BEDROOMS** including a truly impressive **MASTER** with a quality fitted **DRESSING ROOM**, fabulous **BATHROOM**, and balcony with steps to the formal gardens. There is access to the second floor where there is a **VIEWING TOWER ROOM** with windows offering 360 degree coastal and country views.

There is a raised **TERRACE** for dining and entertaining leading to formal sweeping lawns with a pond and trees leading to woodland, a wildlife pond as well as a path to the nearby Fort Victoria beach.

OUTSIDE

This wonderful coastal plot extends to just over an acre and comprises of formal lawns, woodland, and bedding. There is ample parking on the southside of the house, and garaging. A workshop is located halfway down the garden.

SERVICES

All main services are connected to the property.

TENURE

Freehold. The house is not listed.

Westhill House, Norton, Yarmouth, Isle of Wight

Approximate Gross Internal Area
5145 sq ft - 478 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.
Produced by Potterplans Ltd. 2022





SPENCEWILLARD.CO.UK

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 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.