

GODSHILL PARK HOUSE, SHANKLIN ROAD, GODSHILL, ISLE OF WIGHT PO38 3JF

GUIDE PRICE £1,575,000





A fine detached Grade II Listed Georgian ‘Gentleman’s Residence’, stone-built and dating in parts from 1760, set in beautiful landscaped gardens and grounds in a charming, rural location. Currently arranged as a 5 bedroom Gentleman's residence with adjoining 3 bedroom cottage and 1 bedroom annexe, the accommodation could be re-arranged to provide a much larger single house. There is a range of stables, garages and stores which could potentially provide further annexe/staff accommodation or letting units.

The rooms are well-proportioned and retain a wealth of period features, good ceiling heights and large windows. The mature grounds provide wonderful views and a parkland setting against the backdrop of impressive countryside within the Island's Area of Outstanding Natural Beauty (AONB). There is easy access to a wide range of footpaths and bridle paths providing wonderful walking and riding opportunities. The Worsley Trail and the Stenbury Trail both pass the property. The ancillary accommodation has a proven track record of generating rental income both from holiday letting and from long lets.

The location amidst farmland on the edge of the sought-after village of Godshill, with its popular restaurants, pubs, church, shops and primary school, is convenient for the towns of Newport, Shanklin and Ventnor as well as for the ferry ports on the Island's Solent shoreline.

The House is approached from the main road over a 450m long driveway (maintained by the Local Authority) and then a private drive which approaches the house through the grounds.

The Main House

The accommodation extends over 2 storeys and includes an impressive Reception Hall with flagstone floor and an elegant early 19th century staircase. An elegant Drawing Room includes fireplace, and a bay with French doors to the garden. There is a well-proportioned Dining Room as well as a Sitting Room/Study to the rear of the house.

The Kitchen/Breakfast Room has granite work surfaces, a Neff double oven, gas-fired Aga and a fine walk-in larder.



The staircase to a generous first floor Landing. The Master Bedroom Suite has a balcony, Dressing Room and Bathroom 'en-suite'. There are 4 further double bedrooms and a Family Bathroom in the main house (with potential to extend the accommodation into the adjoining cottage or Annexe subject to obtaining any necessary consents) – particularly the Annexe accommodation could potentially provide a large family Kitchen to the Main House.

The Cottage/Lodge

A spacious, self-contained wing with 3 bedrooms. A hallway and kitchen. The kitchen with limestone paved floor was recently installed to a high standard with solid wooden units, integral Smeg double oven, induction hob with granite work surfaces and separate utility area. Two good-sized reception rooms both with open fireplaces and southerly views over the garden.

The Master Bedroom has a Dressing Room and Shower Room 'en-suite'. There are two further double bedrooms, each with large walk-in cupboards a Family Bathroom.

The Annexe Including the former Billiard Room has been sympathetically-refurbished to a high standard, as a one bedroom holiday let with a Gold Star Award from Visit Britain.

The accommodation is on the Ground Floor and comprises a double bedroom, a sitting room/dining room, a well-fitted kitchen and bathroom. This is an ideal holiday let but would also serve as staff or guest accommodation.

The Stable/Garage Block

Situated to the west of the House is a range of period stone and brick-built outbuildings including stables, garden stores, a carport and small garages. Planning consent was once granted for the conversion of these buildings into two holiday cottages which subject to obtaining the necessary planning consents could potentially be renewed. A further, detached, single garage is adjacent to the drive.



The Gardens & Grounds

These extend around the property to approximately 3 acres. The driveway is flanked by lawns planted with spring bulbs and bordered by mature trees including beech and oak, it divides leading to the front of the House and also to The Cottage/Lodge, Annexe and outbuildings.

The gardens are mainly laid to lawn; there is a former grass tennis court (disused) enclosed by an array of mature specimen trees and shrubs including rhododendron oak, mulberry and beech.







The Lane

On the South West side of the Main House there is a large stone-paved terrace with water features and lavender beds providing a seating area ideal for dining 'al-fresco' overlooking the lawned gardens beyond and with views over the surrounding countryside and farmland. A stone-walled former kitchen garden extends to the west with lawns, planted borders and a further seating area. The upper garden is lawned and would lend itself to be fenced to provide a paddock.

Communications

The improved A3 and Hindhead Tunnel provides faster access from London to Portsmouth, and ferry links to Fishbourne or Ryde, the Island is very accessible. The Fishbourne to Portsmouth car ferry (45 minutes). There are high speed ferry services from Ryde to Portsmouth and Cowes to Southampton taking between 12 and 25 minutes. There are many opportunities for recreation and outdoor pursuits ranging from walking and riding, numerous golf courses to world renowned sailing and water sports, in addition to a wealth of historic attractions and annual festivals.

Historical Note

Listed Grade II, the oldest part of the house dates back to 1760 and was once part of the Appuldurcombe estate owned by the Worsley Family. The baroque mansion at Appuldurcombe lies about a mile to the south with grounds landscaped by 'Capability' Brown. Godshill Park lies on the historical approach to Appuldurcombe and the carriage drive ascends towards the impressive Fremantle Gate on the way; it dates from the tenure of Sir Richard Worsley whose infamy resulted from shocking society trial in which he sued Capt. Bissett, the lover of his promiscuous wife Seymour (who he originally married 'for love and £80,000). The trial exposed her infidelities with 27 lovers; his connivance and encouragement of this led the jury to award him only a shilling in damages. Godshill Park is reputed to have been a home farm for the estate but the relative grandness of the house may mean that it was originally built for the estate factor or manager – or perhaps even to accommodate Seymour's many trysts.

The House was occupied around 1900 by the wealthy American Phillips family who added a games room/library and a servants wing as well as a walled vegetable garden, stables and kennels. They enjoyed a grand lifestyle, hunting and shooting. Photographs show them playing croquet and tennis on the front lawn and relaxing in the grounds.

By 1930 the house had been turned into a country guest house, a perfect and relaxing country house retreat. The large walled vegetable garden ensured that guests were always served home-grown produce.

Godshill Park House was used as an army hospital in WW2, later becoming a hostel, housing many Italian POWs. These prisoners would have spent their days laboring on the surrounding farms, but judging by the number of old empty bottles found in the grounds, life here wasn't too gruelling.

The property was bought by the present owner's family in 1950. Having been uninhabited since the end of the war, it was in need of repair. As County Architect he wasn't daunted and painstakingly restored the house to its former glory. The family have for over 65 years enjoyed the beauty of this house and the surrounding countryside.

Directions

From Newport head towards Sandown, in 2 miles turn right towards Shanklin and Ventnor. Continue through Godshill and take the turning right signed as 'Access to farm only' and the Worsley Trail Bridleway. Godshill Park House is found on the right hand side after about 450m.

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl and Aldi have a presence as have many other national chains

Godshill is a very popular village situated about 6 miles south-east of the Island's main shopping and administrative centre of Newport and has regular bus services to the coastal towns of Ventnor, Sandown and Shanklin. The village has excellent local facilities including the Church, inns, restaurants, primary school, Post Office and other shops.

Services and Heating

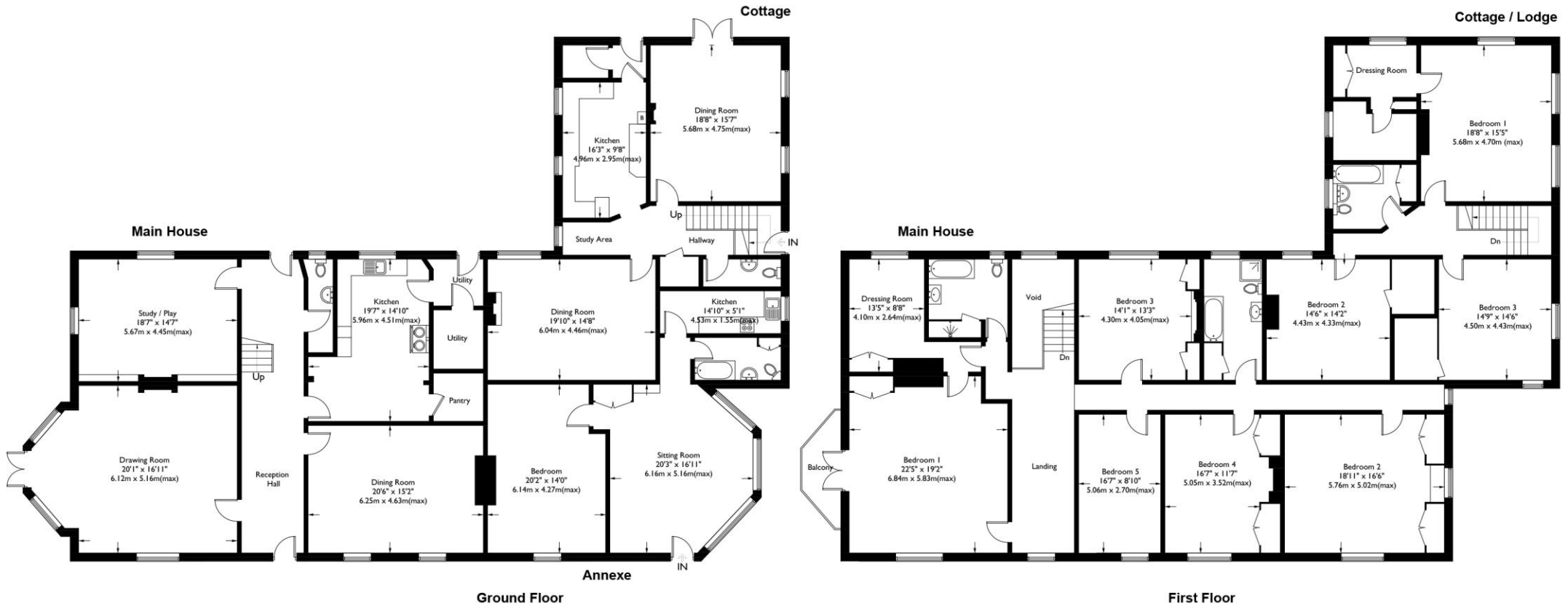
We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity, gas and water. Foul drainage to a septic tank system. The heating system for the main house is provided by a gas-fired boiler via radiators (supplemented by electric heating). The heating system in the Cottage/Lodge is from a gas-fired boiler via radiators. The heating in the Annexe is via electric storage heaters.

Council Tax

Band G – Amount payable 2017/18 £2,811.45

SFB/I0626/SFB

Approximate Gross Internal Area (Excluding Void) = 6733 sq ft / 625.5 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID320005)

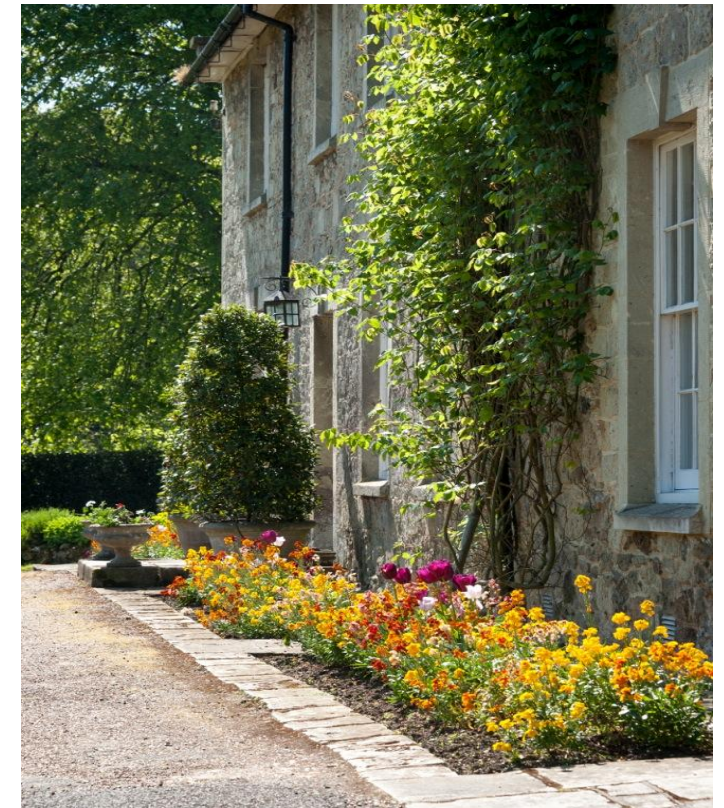
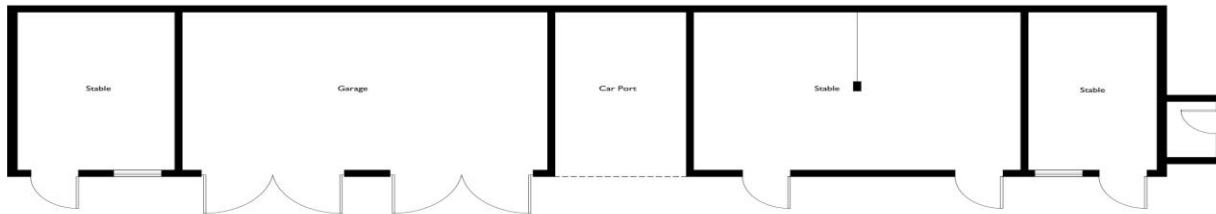


Tenure & Possession, Fixtures & Fittings

The property is offered Freehold, with vacant possession on the whole upon Completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

Viewing is strictly by appointment with the Sole Agents Biles & Co please contact our office on **01983 872335**

Biles/10626B/SFB
 Approximate Gross Internal Area (Excluding Carport)
 1124 sq ft / 104.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID320007)



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