



# Holmes House

Colwell Bay,  
Isle of Wight



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# A spectacular period waterfront home with a 180m unobstructed view and clifftop cantilever deck in an Area of Outstanding Natural Beauty. Presented to a high standard

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Holmes House, Sea View Road, Freshwater PO40 9SB

Freshwater 1.1 miles, Yarmouth and Ferry 2.3 miles, Lymington Pier station (mainland) 6.4 miles, Brockenhurst 11 minutes, London Waterloo from 1 hour 50 minutes), Southampton Airport 30.5 miles

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## *Features:*

Entrance hall | Drawing room | Living room/dining room | Bar Room with wood burner and enclosed veranda | Library | Media/entertainment room/accessable bedroom 10 | 53sqm Conservatory/morning room | Eat-in kitchen

Pantry | Walk-in larder | Boot/laundry room | Utility room

Multiple open working fireplaces

2 Cloakrooms | 5 Bedrooms with en suite shower rooms

2 Bedrooms with Jack-and-Jill en suite bathrooms | 3 Further bedrooms

Nursery | Family wet room

Nanny/granny suite with separate private entrance

Mature manicured lawns and kitchen garden | Gym | 2 Car garage

Heated swimming pool | Games/lawn tennis court

Manège | 6 Stables | 2 Large paddocks

Fully equipped tack room | EPC rating D

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About 5.18 acres in all to sea wall









### *The property*

Holmes House is a trophy property which exudes both charm and character. Constructed in 1898, it is a handsome detached Victorian property, formerly a hotel, and returned to private use in the late 1990s. The sunset facing property makes full use of 180 degrees of breathtaking views over Colwell Bay and the Solent and offers more than 7,200 sq ft of light-filled accommodation arranged over three floors. Refurbished in 2023, its superb interior design seamlessly blends modern amenities and high-quality fixtures, such as marble bathrooms with underfloor heating, and period features, including sash windows, high ceilings, and original wooden parquet flooring. This luxurious residence is bright and spacious and offers any incoming purchaser a turn-key residence. It has been in our clients' ownership for 23 years, making this a rare opportunity.

The accommodation comprises a foyer leading to a central drawing room with open fireplace, an L-shaped living/dining room with large front aspect windows, open fireplace and French doors to the garden, a bar room with full bar, enclosed veranda,

bespoke window seating and wood burner, a library with nook, a media/entertainment room suitable for use as a disabled bedroom if required, and two marble cloakrooms. The bright eat-in kitchen with sea views is fitted with a range of wall and base units, a recently refurbished Aga, a walk-in larder, and pantry. The kitchen leads out to a large 53 sqm fully glazed conservatory/morning room with underfloor heating and French doors to the kitchen garden to two aspects. The kitchen is completed by neighbouring boot/laundry and utility rooms.

A wide "conversation staircase" rises to the spacious first floor landing with reading area, giving access to four bedrooms with en suite shower rooms, two additional bedrooms with Jack and Jill access to an en-suite bathroom, one further bedroom and a family shower room and a study. A rear staircase rises to the second floor comprised of a 2/3 bedroom nanny/granny suite with a large wet room and large storage attic.

Holmes House provides the best of both worlds; it is both quiet and private and also the perfect setting for elegant dinner parties overlooking

















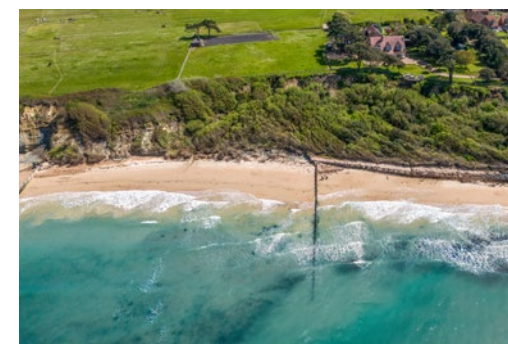
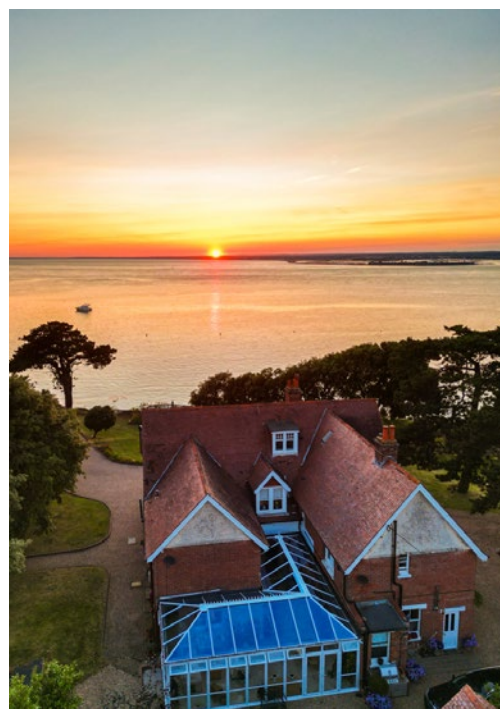
The Solent at sunset, to clifftop BBQs, pool and lawn tennis patio parties, luncheons in the 53sqm conservatory, weddings and special occasions, all with breathtaking panoramic views.

### *Outside*

Set in an elevated position at the end of a private road, Holmes House is approached through commanding double gates over a brick driveway leading to a two-car garage and rear parking for multiple vehicles. The property can also be accessed by helicopter and by sea via the Colwell Bay slipway at the foot of the cliff with paved winding path. Extending to 5.18 acres, the property has a lawned formal garden featuring mature evergreen oak trees, sloping to a cantilevered viewing deck extending beyond the cliff edge for 180-degree views, heated swimming pool with paved surround patio and pool house in a secluded, sun-trapped side garden, a games/lawn tennis court, gym, enclosed kitchen garden and numerous seating areas and terraces, all ideal for entertaining and al fresco dining. The remaining land comprises post-and-rail paddocks, box stabling for six horses, a fully equipped tack room, an all-weather manege with dressage mirrors, and numerous sheds and outbuildings (most with electricity). Access to the sandy beach is via a paved path.

### *Location*

Colwell Bay, a watersports hub and an Area of Outstanding Natural Beauty (AONB), has stunning views towards Hampshire and Dorset, has clear waters overlooked by a promenade to Totland Bay, sandy beaches, a pub, bars and restaurants, all ideal for outdoor enthusiasts. The property is a stone's throw from the popular seaside restaurant The Hut. Freshwater and Freshwater Bay offer boutique shopping, a library, sports and community centre, Tesco superstore, cafes, pubs and restaurants. Historic Yarmouth is an affluent destination with independent shops, pubs, restaurants, a marina with sailing and yacht clubs, a pier and a luxury hotel. Transportation links are excellent: The Yarmouth to Lymington Pier car and foot passenger ferry offers daily access to the mainland road network and Lymington Pier's rail service to Southampton Airport and London Waterloo. The area offers a good selection of state primary and secondary schooling, including Lymington CoE infant and Our Lady and St. Joseph primary







schools on the mainland (both rated outstanding by Ofsted) together with independent schools including Walhampton, Durlston and Ballard on the mainland and Ryde and Priory School of Our Lady of Walsingham on the Island.

#### ***Directions***

From Strutt & Parker's Country House Department, follow the A4 to the M4, at junction 4B take the M25(S) exit, follow M25 for 6.2 miles and at junction 12 merge onto the M3 signposted Southampton. Follow the M3 for 51.0 miles, at junction 13 exit towards Southampton Docks/ Bournemouth then after 2.7 miles merge onto M27. After 7.7 miles take the exit signposted The New Forest/A337/Lyndhurst, at Cadnam Interchange take the 1st exit onto A31 then take the 3rd roundabout exit onto Lyndhurst Road/A337. Follow A337 for 11.0 miles, at the roundabout take the 1st exit onto Marsh Lane (B3054), after 1.1 miles turn right onto Undershore Road then after 0.4 mile bear right. Take the Yarmouth-Lymington ferry, and once on the Isle of Wight follow A3054 for 1.9 miles, turn right onto Madeira Lane then bear right onto Sea View Road. Holmes House can be found at the terminus of Sea View Road

#### ***General***

**Local Authority:** Isle of Wight Council,  
+44 (0)1983 821000

**Services:** Mains gas, electricity, water, waste and drainage. Gas-fired central heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

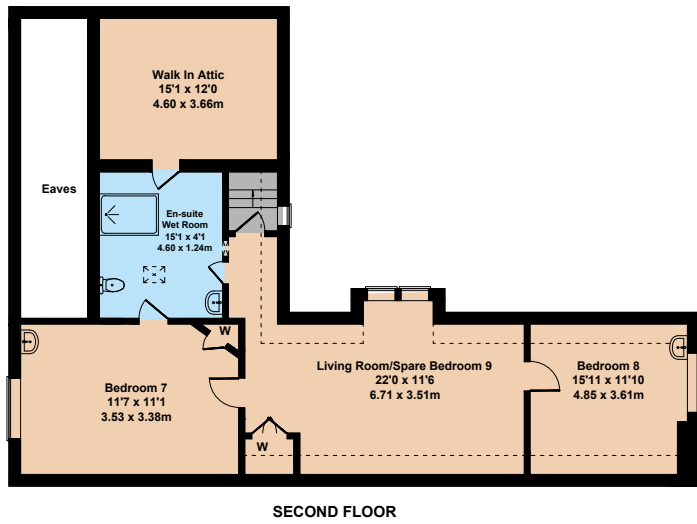
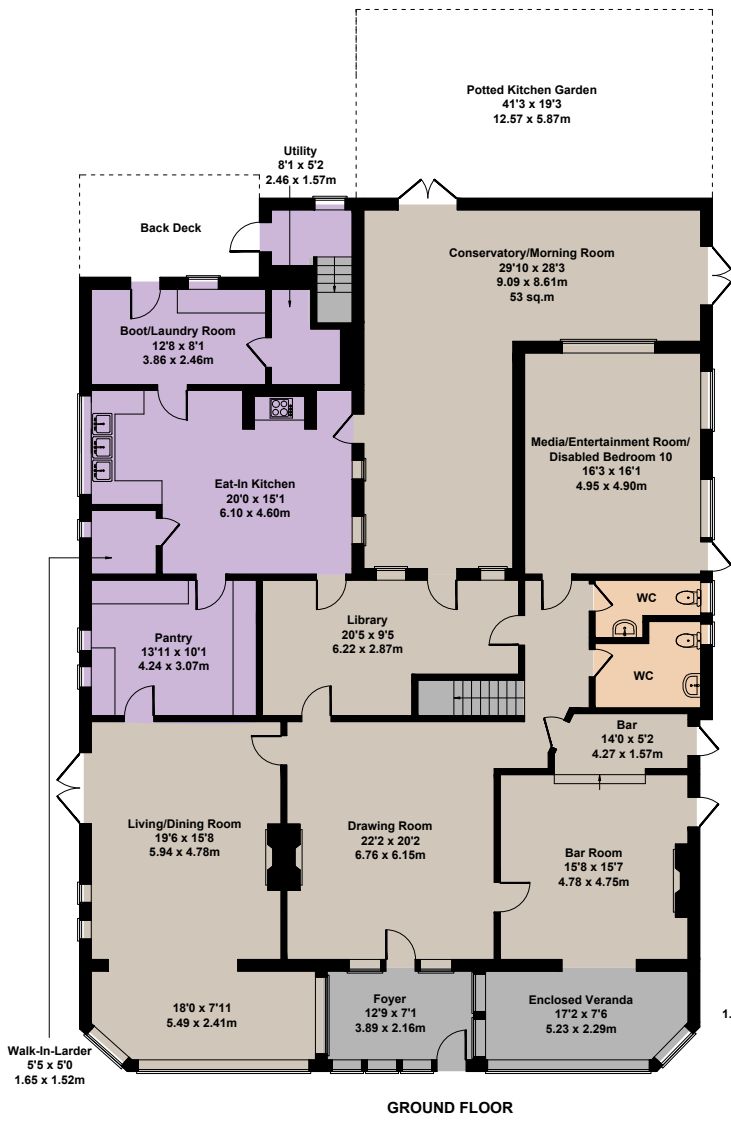
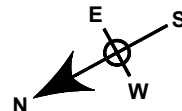
**Guide Price:** £2,995,000





**Holmes House**  
Approximate Gross Internal Area  
7214 sq ft - 670 sq m (Eaves Exclude)

**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. 2024**



THE SOLENT



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