

Ivy House

Emsworth



Magnificently restored Grade II listed Regency House with large Victorian extension and annexe totalling over 5,000 sq. ft.

Ivy House, 11 King Street, Emsworth, PO10 7AX

Emsworth train station 0.5 miles, A27 1.4 miles, Havant 2.6 miles, Chichester 8.2 miles, Portsmouth International Port 9 miles, Southampton Airport 24 miles

Features:

Reception hall | Family room | Dining room | Study | Kitchen/ breakfast room | Utility | Cloakroom | Sitting room | Principal bedroom with en suite bathroom & dressing area | 6 Further bedrooms | Family bathroom | Cellar | 1 Bedroom annexe Balcony | Double garage | Garden | EPC rating D





The property

Ivy House is an elegant, heritage residence providing the perfect blend of vintage character and contemporary interior design with over 5,000 sq. ft of accommodation arranged over five levels. The property has been the subject of a sympathetic restoration programme including retiling of the roof with hand-made tiles, new heating system, windows replaced with high quality double-glazed, wooden sashes on the weather aspect of the house and three new high specification bathrooms. Appealing features within this exquisite home include exposed floorboards, wall panelling, ceiling roses, attractive fireplaces and step-level changes, with a neutral colour palette throughout creating an oasis of calm sophistication. Warm-toned wooden flooring provides a sense of cohesion across living areas which comprise a front aspect family room, a spacious study, a dining room and an elevated sitting room with splendid views. The beautifully designed bespoke Stephen Anthony kitchen/breakfast room has French doors to the outside, with ancillary space provided by a well-appointed utility room.

The stylish presentation continues on the upper floors which offer four bedrooms and a family bathroom on the first level; a luxurious en suite principal bedroom on the upper first level, and two further bedrooms and a storage room on the second level. Supplemental accommodation is provided by a linked two-storey annexe, with exemplary presentation mirroring the main house and offering one bedroom with access to a south-facing balcony. In addition, there is planning permission to convert the vast loft area into a further room with a south facing window providing the highest-level views across Emsworth water towards the Isle of Wight.

Outside

A pretty front garden, planted with floral and evergreen shrubs, is enclosed by a white-painted wall with decorative wrought-iron pedestrian gate, creating an attractive frontage to this appealing home. A five-bar gate to the side opens onto a gravelled driveway which offers parking provision and leads to a further timber gate which provides a route onto decorative paving alongside the garaging to the rear of

the house. An ornate, wrought-iron arbour is adorned by climbing plants and marks the passage onto an area of lawn which is framed by beautifully-planted borders in this delightful, walled, outdoor sanctuary. A paved setting just outside the house is screened by slatted fence panels to offer a secluded spot to enjoy outdoor dining and relaxation, with an alternative paved terrace offered in the corner of the garden. There is an outdoor WC serving the garden and patio with power. access to the beach is a mere stone's throw away.

Location

Emsworth is a highly sought-after location serving as the only market town on a harbour between Brighton and Portsmouth. The harbour is designated as an Area of Outstanding Natural Beauty. Ivy House is situated in a quiet location yet also within moments of every conceivable amenity of daily life. Local butchers, greengrocer, deli, supermarkets, pubs, coffee shops and numerous restaurants are located just along the street. For sailors, the Emsworth Slipper Sailing Club is only metres away and Emsworth Sailing Club is located just beyond the mill pond. All this is accessible without the need for a car. Emsworth is a magical place to sail from and allows easy access to the harbour and the Solent for those wanting day sailing and trips to historic spots including Cowes and the Beaulieu River. Sailing from the many villages around Chichester Harbour can also be enjoyed, bathing from the beaches on the South Coast and walking and riding on the rolling hills of The South Downs National Park. The Cathedral City of Chichester offers a broad range of cultural, leisure and shopping amenities including the renowned Festival Theatre, galleries, museums and restaurants. Goodwood, just to the north, offers a horseracing calendar and annual events for motoring and flying enthusiasts. Emsworth station is 0.6 mile away and therefore within walking distance and provides services to London (Victoria) and Gatwick or alternatively Havant, to the west, offers a faster service to London (Waterloo).













Directions

From the A27/Chichester By-pass, at the Fishbourne roundabout take the exit to join the A259. Follow the road through the villages of Fishbourne and Southbourne and on reaching the Slipper Mill Pond at Emsworth, bear left onto Queens Street. Turn left to join Kings Street where the property will be found on the right.

General Information

Local Authority

Havant Borough Council

Services

Mains electricity, gas, water & drainage. Outside power is ideal for a robotic mower.

Council Tax

Band G

Tenure

Freehold

Guide Price

£3,250,000

Planning

Planning permission has been granted for a loft conversion. Please refer to Havant Borough Council application number APP/19/00326 for further information.

Prospective purchasers are advised that they must make their own enquiries of the local planning authority.



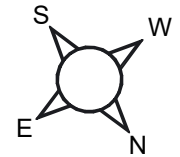
Floorplans for Ivy House, King Street, Emsworth

Approximate gross internal area = 462 sq m / 4,974 sq ft (Including Annexe)

Cellar = 45 sq m / 489 sq ft

Double Garage = 42 sq m / 164 sq ft

Total = 549 sq m / 5,916 sq ft



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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