

## Hayling Island The Manor House, Manor Road, Hampshire PO11 0QW

- A Freehold Grade II Listed Georgian Manor House
- Set in Attractive Gardens and Grounds
- Eight Bedroom Manor House
- Six Reception Areas
- Accommodation and Outbuildings covering 12,102 sq ft
- Two Stable Blocks/Wine Cellar
- Gymnasium
- Dovecote
- Medieval Listed Ornamental Lake
- Located in 4.51 Acre Gardens and Grounds

### Vacant Possession

BY ORDER OF RECEIVERS



#### To View

The property will be open for viewing on Tuesday 12th September between 11.00 – 11.30 a.m. These are open viewing times with no need to register.

#### Seller's Solicitor

Messrs Lightfoots (Ref: C. Biggs).  
Tel: 01844 212305.  
Email: cbiggs@lightfoots.co.uk

**VACANT – Freehold Manor House**



**Tenure**  
Freehold.

#### Location

The property is conveniently located in a central position on Hayling Island, enabling easy access to the golf course, sailing club and beaches of Hayling Island. Local shops and amenities are available nearby, with a more extensive range of facilities being accessible in Havant. The property benefits from being located 4.5 miles from Havant Rail Station which runs direct services to London Waterloo. The nearby A27 leads onto to the A3(M) and enables easy access to the cathedral city of Chichester to the east and Portsmouth to the west.

#### Description

The Manor House has played an important part in its long history. Hayling Island was ceded by William the Conqueror to French Jumiegnés monks in 1067 and the Grange to the medieval Benedictine Priory was subsequently built on the site in the centre of the island. The 65ft medieval dovecote, one of the oldest in the country with its original brick nesting boxes set into walls, remains. The present Manor House was built on these foundations. In 1825, the island was bought by William Padwick, who built the first bridge from the island to the mainland. The Manor House remained in the Padwick family until 1971. The house itself is an extremely attractive Georgian Gem and is approached via a sweeping U-shaped drive to

the west of the house. It is arranged over three floors. There are eight bedrooms within the house and the property benefits from excellent entertaining space, with a total of six reception rooms. The kitchen is well equipped and conveniently has a door leading to the boot room. The accommodation, including outbuildings, spreads over an impressive 12,102 sq ft. The main house has a GIA 9,973 sq ft (measurements provided by the Vendor). The property is set within 4.51 acres of attractive gardens and grounds comprising several paddocks and parkland, including an ornamental lake and a walled garden next to the Dovecote and adjoining the gymnasium. There are also store rooms outside the kitchen which comprise a potting shed, log store, bin store and garden store. There is also garaging and a stable block.

#### Accommodation

**Ground Floor** – Hall, Sitting Room, Morning Room, Drawing Room, Dining Room, Study, Cloakroom, Laundry Room, Kitchen/Breakfast Room, Boot Room, Billiard Room/Library

**First Floor** – Four Bedrooms, Dressing Room, En-suite, Two Bathrooms, Reception Room

**Second Floor** – Four Bedrooms, Reception Room, Bathroom

**Basement/Cellar** – Wine Cellar, Room

**Outbuildings** – Potting Shed, Garden Store, Log Store, Bin Store, Two Stables, Garages, Gymnasium, Dovecote

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



LOT 161A