



ORCHARD BAY HOUSE
ORCHARD BAY, ST LAWRENCE, ISLE OF WIGHT





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THE ULIMATE COASTAL RETREAT

Entrance hall and spacious rear corridor, sitting room, two sun rooms (one is new with bi-fold doors on two sides), drawing room, kitchen/dining room, 5 bedrooms, 5 bath/shower rooms. 2 bedroom self-contained studio and garage. Boathouse, slipway. Extensive new large terraces and hillside gardens.

Set within a magnificent south facing bay, the property is believed to have originally been built as custom cottages in around 1828 to combat smuggling in the area.

A one off property, in the true sense of the word. Very few houses in the UK sit within such a stunning bay as this. This house is unique and offers a completely unrivalled and inspiring southerly outlook across The English Channel.



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Orchard Bay House has, in recent years, undergone a major refurbishment programme, which has created an exceptionally luxurious and well-appointed residence now presenting itself in 'show home' condition. The current owner has significantly upgraded the property to include a range of terraces, enclosed with bespoke marine grade stainless steel or bronze railings. A stunning new sun room at the western end of the house benefits from two sides of bi-fold doors enabling a fantastic covered entertaining area.

In addition to flexible accommodation with the ability to sleep 14 there is a stunning range of new and large terraces to the front and rear of the house overlooking the bay. The ownership of the property extends to the mean high water mark, thereby including part of the secluded Orchard Bay itself. The property would offer a substantial income if used for holiday lets, with the option of realising additional income if the annex studio/garage was included).

The property benefits from: recent re-wiring/plumbing; the creation of a self-contained two bedroom annex; bath/shower rooms throughout; reconfiguration of the ground floor; new flooring and redecoration. Other recent changes include: a new modern roof on the main house and annex and an upgraded heating system. High quality doors and windows were installed around 2012-2013. The exterior of the house has just been repainted.

Outside, there has been substantial upgrading of the boundaries and seawalls (including subterranean steel shuttering/piling along all of the foreshore); new double glazed doors and windows; automatic gates and doors to boathouse/main entrance/garage and the recent addition of formal balconies - amongst many other improvements. The balconies have had new bronze bespoke railings installed. At the east end of the house is a new, large and impressive raised terrace which offers an unrivalled area from which to watch sunsets over the sea.

The property is situated on the pristine south coast of the Island in an Area of Outstanding Natural Beauty, about a mile from the start of the Heritage Coastline which leads to The Needles at the western most tip. The close proximity to the vast sea and the quietness of the location gives the property a first class beach side feel. The surrounding

southern coastline of the Island provides awe-inspiring scenery, with the coastal path accessible from the property allowing for direct access to wonderful coastal and country walks. The adjacent town of Ventnor provides further facilities including a range of restaurants, a harbour and fish market. There is also The Botanical Gardens, a short walk from the house, which, benefitting from the microclimate, boasts an impressive array of plants. On the north coast of the Island there are a range of frequent car and passenger ferry services to the mainland including the Fishbourne to Portsmouth car ferry, which takes approximately 45 minutes and high speed ferry services from Ryde to Portsmouth and Cowes to Southampton taking between 12 and 25 minutes.

ACCOMMODATION

(Please refer to floor plan below for room sizes and layout)

GROUND FLOOR

Double glazed door opening to:

HALLWAY and spacious rear corridor with staircase off and opening to:

SITTING ROOM: A characterful and spacious south facing room with: exposed stonework to the walls; exposed neutrally painted beams; multi fuel burner on a stone hearth; book shelving and built in cupboards. There is a wide opening to the sunroom through which there is 180 degree sea view and access to the extensive terrace.

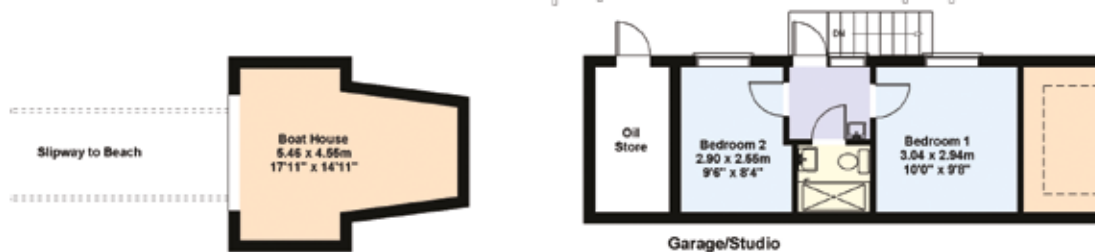
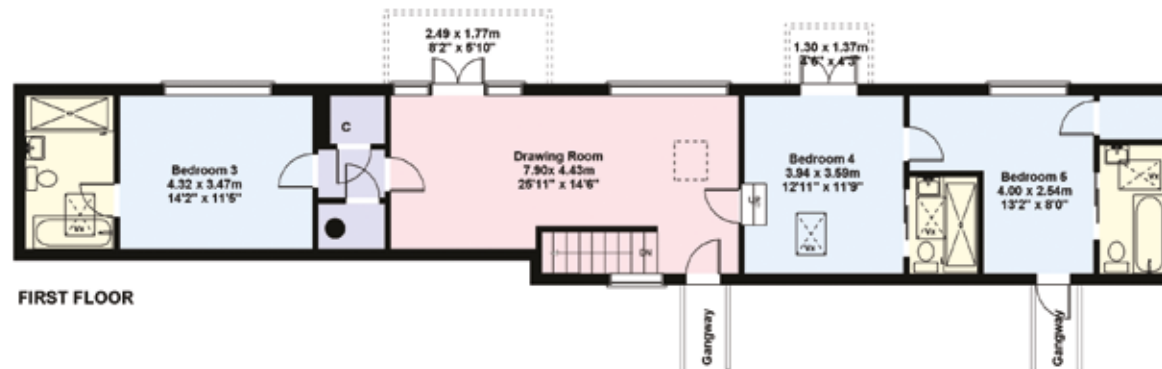
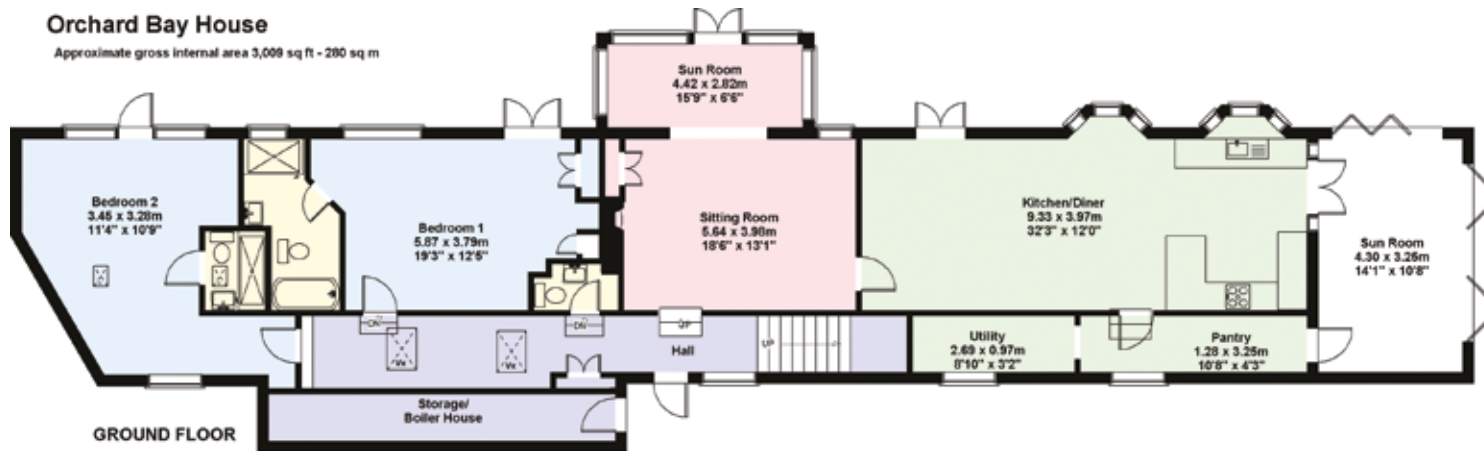
SUN ROOM: A triple aspect room providing a stunning vantage point for looking out to sea and the surrounding coastline with French doors opening to the terrace and recently fitted double glazing throughout and new roof.

KITCHEN/DINING ROOM: Dining area: An impressive room extending to around 32' in length with exposed stone work to wall; French doors open to the new sun room with bi-fold doors, also providing breath-taking sea views. Kitchen area: With a modern fitted kitchen incorporating a range of base and wall units with light grey Corian work surfaces. Inset sink with mixer tap adjacent to bay window providing exceptional views. There is a new large range cooker with induction hob with extractor hood above and utility room/pantry - a useful area which currently houses the washing machine and dryer.



Orchard Bay House

Approximate gross internal area 3,009 sq ft - 280 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

BEDROOM 1: An attractive bedroom with fitted cupboards and French doors to a terrace, providing views over the bay. A large en-suite bathroom provides a large shower, WC, basin and good sized bath with separate shower to the side. Chrome heated towel rail.

BEDROOM 2: A good sized en-suite bedroom with a large shower, WC, basin and chrome heated towel rail.

FIRST FLOOR

Accessible by either the staircase from the ground floor or from two separate timber walkways from the garden terrace do provide a good degree of flexibility.

DRAWING ROOM: A particularly light room with deep windows across much of the southern elevation, providing stunning views over the bay and out to sea. A pair of French doors open to a balcony enclosed with bespoke bronze railings. Partially sloping ceiling, wooden flooring and access to the roof space above. Adjacent lobby with two built in cupboards including a large airing cupboard with a new pressurised hot water system.

BEDROOM 3: A spacious double bedroom with fabulous views. Bathroom en-suite with separate bath and shower to the side, WC, separate large shower unit with deluge head above and wash hand basin set in tiled surround. Two heated chrome towel rails. Skylight window above.

BEDROOM 4: French doors provide access to an attractive balcony with further bay views. A good sized en-suite bedroom with a large shower, WC and wash hand basin. Skylight window above.

BEDROOM 5: An attractive room with sea views and large walk in cupboard with built in shelving, drawers and hanging rail. This room can also be accessed from the garden terrace via a wooden walkway. En-suite with bath, WC with pedestal wash hand basin. Skylight window above.

DETACHED STUDIO COTTAGE: An external staircase leads up to the self-contained studio cottage. There are two bedrooms and a shower room with wash hand basin and WC. This is a substantial brick built building under a tiled roof and is located above and completely independent of the main house. There is a further storage room located at the east end, which has its own external access. At the west end is a garage with an electric roller shutter door.

OUTSIDE

From the recently installed remote controlled or keypad operated electric entrance gates a path, including a recently built timber walk-way, leads down the lushly vegetated slope to the house. New lighting is laid around the property. Adjacent to the entrance is the garage/studio with new electric roller doors. Major works have just been completed to the seawalls and the gardens generally. Large terraces



have been created. A new boundary fence (with rabbit proofing) has been installed and a concrete path allowing for wheelchair access or wheelbarrows links the house to the parking area. There are also steps leading straight down to the front door.

To the west of the house is a new sun room accessible from the kitchen. This leads out to the extensive paved terrace to the front of the property, some 110 feet in width and enclosed by a sturdy sea wall, providing an extensive area for seating, dining and entertaining with views over the bay.



A short distance to the west of the house is a boat house of blockwork elevations under a concrete tiled roof, power, lighting and a concrete floor. (see floor plan). A concrete slipway with adjacent steps leads down to the beach from the boathouse.

The ownership extends down to the mean high water mark. Whilst there is public access onto the beach, there are restrictions on the public use, preventing the public from lighting bonfires or barbeques, exercising dogs, camping, fishing and landing boats or nudity.

DIRECTIONS from Ventnor Botanic Gardens - proceed east towards St Lawrence for about mile, where the turning left to Orchard Bay House will be found (also signed for Old Bank End Farm). Follow the track bearing left just after the house and on through 2 gates, bearing right at the end of the track, towards the parking area, adjacent to the entrance to Orchard Bay House.

Approaching the property from St Lawrence, pass the Parish Church of St Lawrence and just after the turning into Inglewood Park on the left, the turning to Orchard Bay House will be found on the right hand side (also signed for Old Bank End Farm). Follow the track bearing left just after the house and on through 2 gates, bearing right at the end of the track towards the entrance to Orchard Bay House.

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VIEWINGS will be strictly by prior arrangement with the sole agents Spence Willard.





