



**CALLINGTON HOUSE**  
CLARENCE ROAD, SHANKLIN, ISLE OF WIGHT



**A FINE GRAND VICTORIAN FAMILY PROPERTY WHICH HAS BEEN FULLY RESTORED WITH SEA VIEWS TOWARD SHANKLIN, LUCCOMBE BAY AND THE DOWNS.**

Reception Hall • Family Room • Dining Room  
Drawing Room • Kitchen • Utility Room  
Office • Cloakroom • Reading Area • Four  
Double Bedrooms • Two En-suite Shower Rooms  
Family Bathroom • Linen Store • Auxiliary  
Kitchen • Loft • Garaging • Car Port • Garden  
Timber Store • Chicken coop.

Built in the late 1850's Callington House is an impressive and particularly attractive Victorian residence with excellent curb appeal and which has undergone a comprehensive refurbishment incorporating sympathetically adopted techniques and materials. The current owners have carefully renovated in order to provide an exceedingly comfortable yet energy efficient home with low running costs – with heating costs for the last year of less than £128. Arranged over two floors and approximately 275m<sup>2</sup> / 3,000 sq ft, the house offers substantial family living space with up to five bedrooms including two en-suites and additional annexe potential. Constructed of East Cowes Brick beneath a Welsh slate roof with high ceilings, original flooring, skirting boards, fireplaces, picture rails, cornicing and staff call bells which are still functioning.



The property is situated on an elevated plot with sea views and of Shanklin and Luccombe Down. The nearby Shanklin Old Village centre has a range of shops, restaurants and a sandy beach as well as close by. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALL** A grand entrance with a double glazed porch and fanlight above a timber front door and original period tiled floor.





**HALLWAY** Incorporating plenty of storage cupboards and with high ceilings. Wood flooring spans throughout the majority of the ground floor.

**FAMILY ROOM** Large family room with stone hearth and surround with multi fuel stove inset and a large bay window with window seat, providing plenty of light and southerly sea glimpses.

**DRAWING ROOM** A substantial room with stone fireplace, hearth and mantle, with multi fuel stove inset and large sash window overlooking the garden terrace.

**DOWNSTAIRS W.C** Incorporating vanity unit wash basin, W.C. and tumbled travertine floor tiles.

**KITCHEN/DINING ROOM** A fabulous light space which stretches the width of the property providing dual aspect views of the front and rear gardens. The **KITCHEN** is a simple yet attractive and functional space with inglenook containing large triple oven range cooker with extractor hood over and there is space for an American style fridge/Freezer, 1.5 bowl ceramic sink with mixer tap over and bamboo worktops.

The **DINING ROOM** is a well-proportioned room with high ceilings and sash windows overlooking the front and a large multi-fuel burning stove upon tiled hearth

**OFFICE** Dual aspect room with sea glimpses. The communication centre, with fibre optic wiring providing connectivity across the house including CAT connections, CCTV and satellite TV network.

**UTILITY ROOM/PANTRY** Additional kitchen worktops with 1.5 bowl ceramic sink with mixer tap over and plumbing for washing machine and tumble dryer. Wall





mounted GlowWorm gas fired boiler, water softener and plenty of space for food storage.

### FIRST FLOOR

**LANDING** Spacious galleried landing with **READING CORNER** tucked away, enjoying good views of the rear garden.

The first floor incorporates **FOUR GENEROUS DOUBLE BEDROOMS**, two of which have **EN-SUITE SHOWER ROOMS**, benefiting from either garden or stunning sea views over Shanklin Bay or Luccombe Downs. There is a further room which could be utilised as a **STUDY** or a small bedroom, this is currently arranged as a **LINEN STORE**.

**BATHROOM** Large family bathroom with Jacuzzi 'P' shaped bath with shower over, vanity unit incorporating washbasin, heated towel rail and W.C. Cupboard containing pressurised water cylinder. Tumbled travertine tiled floor and walls.

**AUXILIARY KITCHEN** With space for a table and chairs and incorporating an electric oven with induction hob over, 1.5 bowl stainless steel sink with mixer tap over, and a fridge/freezer. This kitchen could be utilised as part of a **SELF-CONTAINED ANNEXE**.

**LOFT** The loft space has been comprehensively insulated and is well boarded for the provisions of storage. Velux window access to the outside central valley for maintenance purposes.

### OUTSIDE

Callington House is set well back from the road, above street level with steps up between a London brick wall and pillars. A driveway provides off street parking for several cars. The property has excellent curb appeal with a lawned garden to the front, a magnificent magnolia tree and there is an additional gated access with space for boat or vehicle storage to the side. **GARAGING AT THE SIDE** extends to a **CARPORT** opening to a large granite terrace. To the rear of the property is a substantial garden with terraced beds incorporating a garden pond and **TIMBER PERGODA**. At the top of the garden is a lawn area with an assortment of mature trees and palms and a large **WORKSHOP** and **VARIOUS TIMBER FRAMED STORES, A CHICKEN RUN** and coop and extensive **LOG STORING BAYS**.

**ENERGY PERFORMANCE** The property has been renovated with a focus on high quality materials, energy efficiency and low maintenance and running costs. Energy bills for gas and electricity combined for the period March 2016 to March 2017 totalled £787.00 which is a fraction of that of a similar house or new build property with improved air circulation, insulation, and other materials and techniques including; 'storm dry' treatment to external elevations, 'A' rated efficiency UPVC windows doors, floor insulation, loft insulation, chimney flue insulation. A new 35KW boiler and heating system with 200L pressurised hot water cylinder (and water pump to boost pressure to 3.5 bar)



as well as full electrical rewiring to include all 'A+' rated appliances and 3W (or lower) lighting installed throughout.

**EPC** Rating D

**SERVICES** Mains electricity, water and all new drainage. Heating is provided by a gas fired condensing boiler delivered via cast iron Victorian style radiators.

**TENURE** Freehold

**COUNCIL TAX** Band G

**POST CODE** PO37 7BH

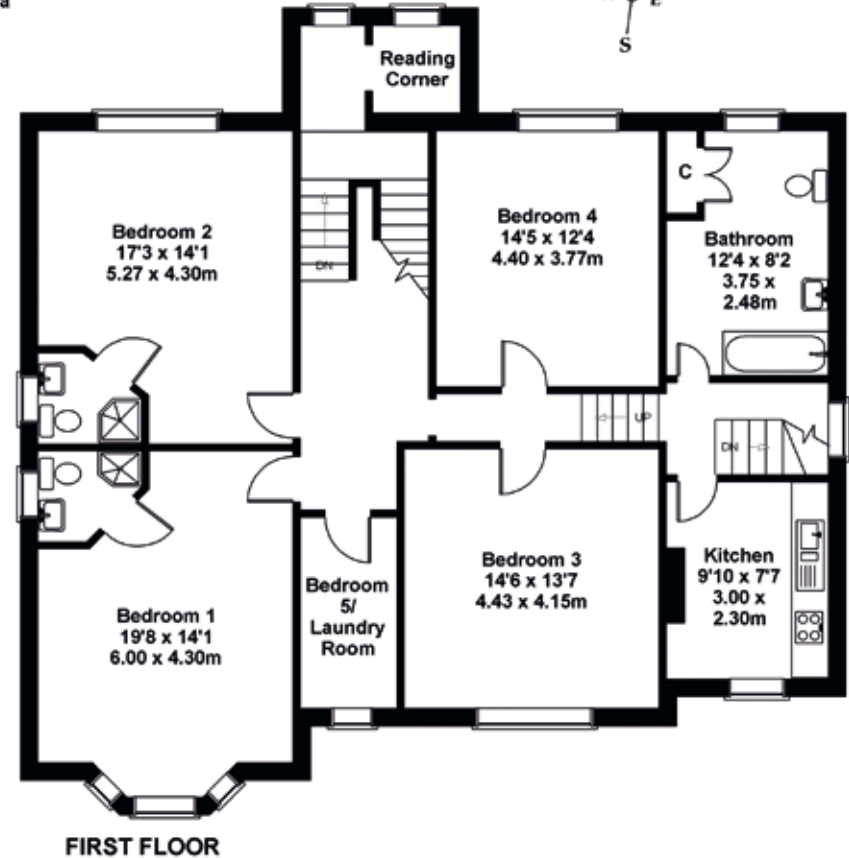
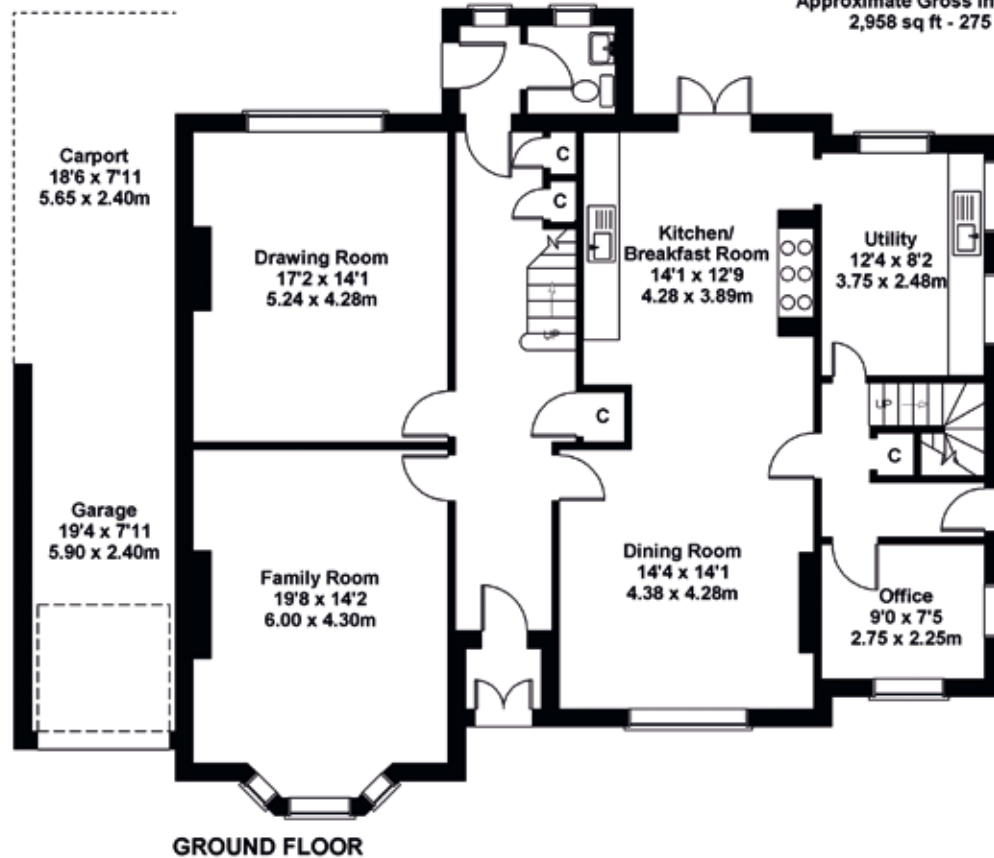
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





## Callington House

Approximate Gross Internal Area  
2,958 sq ft - 275 sq m



### 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.

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