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THE DELL
THE PITTS, BONCHURCH, ISLE OF WIGHT


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ESTATE AGENTS
COASTAL AND WATERFRONT PROPERTY

THE DELL

THE PITTS, BONCHURCH, ISLE OF WIGHT

AN ENCHANTING PERIOD HOUSE OCCUPYING SOUTH FACING AND SECLUDED GROUNDS OF APPROXIMATELY 1.45 ACRES, REQUIRING REFURBISHMENT AND WITH FINE SEA VIEWS FROM THE UPPER FLOORS.

This fine period house occupies a particularly quiet and secluded position at the end of The Pitts set in extensive, mature gardens that extend down to Bonchurch Village Road just to the west of the village's picturesque pond. It is Listed, Grade II and now requires modernisation although in recent years the house has been re-roofed and the elegant verandah rebuilt. The house retains a wide variety of period features ranging from fireplaces to ornate coving, high skirting boards and original window shutters. All of the principal rooms have large south-facing windows, making the most of the wonderful outlook over the gardens with sea views from the upper floors (and potentially from the ground floor).



The grounds are a particular feature, providing a high degree of privacy in a particularly attractive setting and an exceptional opportunity for the keen gardener. A series of stone paths lead past stone-walled terraces with a superb array of mature trees and shrubs; A rare and unusual opportunity to acquire one of Bonchurch's hidden treasures.

The Dell is located within the Conservation Area of the sought-after coastal village of Bonchurch, that gained its popularity in the Victorian era. The area's appealing microclimate and with the dramatic southerly coastal scenery encouraged the building of many fine houses and villas. Many renowned writers of the era such as Dickens and Swinburne frequented the area. The popular Bonchurch Inn is but a short walk from The Dell as is an 11th Century church. Footpaths provide access to both secluded bays including Monks Bay as well as the National Trust downland to the rear. Adjoining Ventnor has a series of beachfront bars and restaurants, a fish market, a well-regarded 'free' school, a popular tennis club and the internationally renowned Botanic Gardens.

ACCOMMODATION

Panelled front door set in an arched stone surround opening to:

ENTRANCE HALL Period staircase with carved oak newel post and bannister; original tiled flooring.



SITTING ROOM Double aspect with French doors opening to the verandah with southerly views. Ornate period fireplace with marble surround. Ornate coving.

DINING ROOM A double aspect room with period fireplace and ornate coving.

RECEPTION HALL Providing a formal entrance to the southern elevation via a large panelled door with a fireplace (now sealed).

DRAWING ROOM A beautifully-proportioned room with a wide bay window to the southern elevation and with deep windows providing views over the gardens and sea glimpses. Open fireplace with ornate surround.

CLOAKROOM WC and wash basin.

KITCHEN Fitted with basic 'Shaker' style kitchen with gas hob with extractor fan over; double oven, ceramic sink and wooden work surfaces.

UTILITY ROOM Butlers sink and plumbing for washing machine.

BOOT ROOM Situated to the rear of the house with a stone floor, a large period sink, providing access to a small courtyard with a series of domestic stores.

FIRST FLOOR

LANDING Approached from both the principal staircase and a secondary "servants" staircase.

There are **FOUR SPACIOUS DOUBLE BEDROOMS** all with fireplaces, three of which have excellent southerly views over the garden to the sea beyond. In addition there are **TWO BATHROOMS** and a **SHOWER ROOM** that currently provides a link from the main landing into



accommodation to the west of the house, (that was formally used as a self-contained annexe) with its own independent access from the living room onto the driveway.

CELLARS There is extensive cellarage with good ceiling height comprising three rooms, one of which houses a modern Potterton gas-fired boiler with a further **WINE CELLAR** with a series of fine, original stone bins.

OUTSIDE A narrow driveway leads down to a gravelled parking area to the east of the house. The property occupies a south-facing and sloping site of approximately 1.45 acres that, combined with the excellent microclimate enjoyed by this area makes it a unique opportunity for keen gardeners. To the front of the property are terraced lawns interspersed by a range of specimen trees and shrubs, beyond which is private woodland sloping down towards the famous Bonchurch village pond with pathways leading from the gardens onto Bonchurch Village Road where there is a pedestrian gated access. To the rear of the house a series of stone paths lead to terraces which include the remains of a greenhouse.

A recently refurbished **VERANDAH** with a curved and partially glazed roof extends along much of the southern elevation with tiled flooring and a southerly outlook over the garden.

HISTORICAL NOTE

Bonchurch was the site of the Battle of Bonchurch in 1545 when French landings were repelled by the local militiamen (and reputedly women!). The early 19th Century love of the 'Picturesque' made Bonchurch, with its pond, wooded dells and rocky outcrops, popular amongst the well-to-do. The hitherto rural village was extensively developed for exclusive private villas including The Dell and the area became a fashionable centre for writers and artists. Dickens, Carlyle and Macaulay came and stayed in large villas that they rented, often for the season.

The poet Swinburne spent his boyhood in Bonchurch, at East Dene; he was buried in 1909 in the village, his grave being the subject of a poem by Hardy. The Dell has had several interesting residents. Fox Talbot of Lacock Abbey, the inventor of photography stayed there in March 1870 and it was the girlhood home of Elizabeth Thompson, Lady Butler - the noted artist who later painted numerous military works including 'The Defence of Rorke's Drift' and the famous picture of the charge of the Royal Scots Greys at Waterloo. Her sister was the poet and suffragette Alice Meynell. Rather nicely Elizabeth referred happily to The Dell in her





Nearby Monks Bay

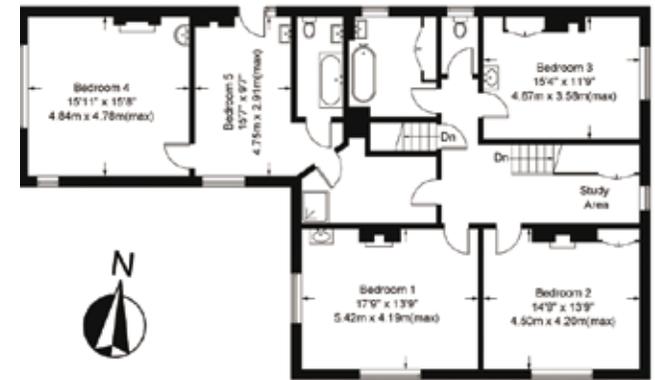
SERVICES Mains water, electricity and gas. Gas-fired central heating, private drainage.

POSTCODE PO38 1NT

DIRECTIONS From Bonchurch Shute, just below The Bonchurch Inn take the turning into The Pitts. Towards the end of the Pitts bear left (signed Torwood & The Dell) and follow the narrow driveway down. At present it is not easy to turn large vehicles around within the driveway (but improvements could be made to this). There is the alternative of gaining access via the steps leading up from the gated access from Bonchurch Village Road.

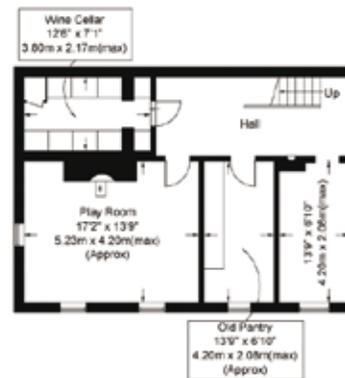
VIEWINGS All viewings will be strictly by prior arrangement with the joint selling agents.

autobiography as a 'beautiful dwelling-place'. She wrote of the village: "Each family took a pride in the beauty of its house and gardens, the result being a rivalry in loveliness, enriching Bonchurch with flowers, woods and ornamental waters that filled us with delight." Of The Dell: "Mamma had "The Dell" further beautified to come up to the high level of the others. She made a little garden herself at the highest point of the grounds, with grass steps, bordered with tall white lilies, and called it "the Celestial Garden." and: "The water-colours she painted at "The Dell" are amongst her loveliest." Another resident - Daniel Norton, was seemingly a lover of wine and perhaps put the fine, original stone wine bins at the Dell to good use: The National Archives hold an extensive catalogue of his wines at his death in 1888. He was a very rich man owning Northwood Hall in Middlesex (now Denville Hall, a home for retired actors and actresses) which stood in 96 acres. He was one of the 710 largest landowners in Britain, owning over 5,000 acres in Kent, Middlesex, Hampshire and Hertfordshire as well as his summer retreat at The Dell.

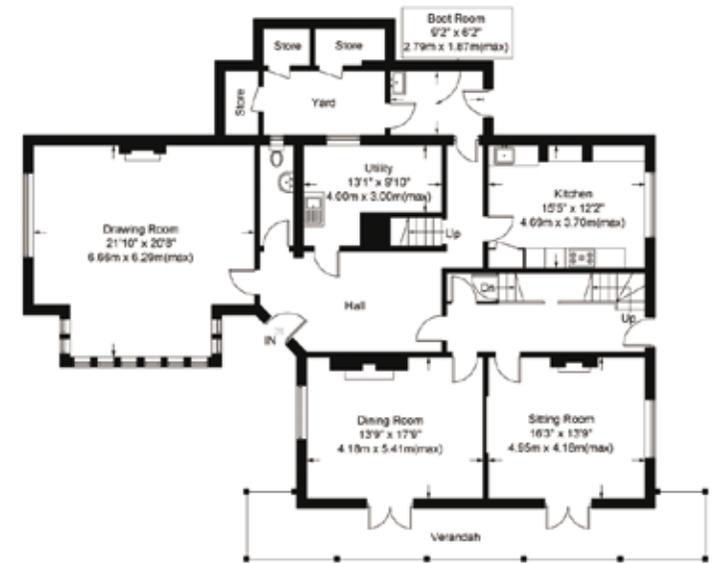


First Floor

Approximate Gross Internal Area = 3457 sq ft / 321.2 sq m
 Cellar = 703 sq ft / 65.3 sq m
 Total = 4160 sq ft / 386.5 sq m



Cellar



Ground Floor

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard and Biles & Co in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars: May 2016. Photography: May 2016.

Pimento House,
 Number One The Parade
 Cowes, ISLE OF WIGHT
 PO31 7QJ
 TEL: (01983) 200880
 sales@spencewillard.co.uk
 www.spencewillard.co.uk



The Estate Office
 13 High Street
 Bembridge, Isle of Wight
 PO 35 5SD
 TEL (01983) 872335
 sales@bilesandco.com
 www.bilesandco.co.uk

