

# ST AUGUSTINE VILLA

The Esplanade, Ventnor, Isle of Wight





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The Esplanade, Ventnor, Isle of Wight, PO38 1TA

Yarmouth 19 miles, Newport 11 miles, Ryde 13 miles, Cowes 15 miles, Fishbourne 12 miles (all distances approximate)

An impressive Victorian marine villa enjoying breath-taking sea views from most rooms at this stunning beachfront location. St Augustine Villa was built in 1845 and has been a guest house since 1900 when the sleepy fishing village of Ventnor became a popular tourist resort due to the discovery that the microclimate enjoyed here was beneficial to those with chest diseases. The noted Russian aristocrat and political intellectual figure Alexander Herzen stayed here with his family in 1855. The current owners have upgraded and updated the property throughout with the addition of ensuite bathrooms, a commercial kitchen and coach house accommodation. An ideal proposition for those seeking a successful Island business or alternatively, subject to planning permission, an imposing residential beachside retreat.

A Victorian town with a Mediterranean feel, Ventnor is one of the sunniest spots in the country. Built on a series of terraces beneath St. Boniface Down the town's roads zigzag down to the sea past the beautifully planted cascades. The seafront enjoys a surprisingly mild climate due to sheltering cliffs and southerly aspect. The Western Esplanade has a part sand, part fine shingle beach, good for sunbathing and swimming and adjacent to pubs, cafes, amusements, paddling pool and seafront car park. In the town you will find an eclectic mix of shops, restaurants, coffee shops and bars, something to suit all tastes.

## GROUND FLOOR

Solid wood double doors with glazed panels lead to the welcoming **ENTRANCE FOYER** opening through to:

**MAIN HALL** Doors off to reception rooms and kitchen. Staircase to first floor bedrooms. Cloakroom/WC

**BAR/OFFICE** Built in wooden bar area. Large glazed door leading to and enjoying views over the terrace to the sea and harbour.

**DRAWING ROOM** An elegant room enjoying stunning views through two glazed doors which lead to the south facing terrace, an ideal spot for al fresco dining and entertaining. A feature of the room is the original William IV 'Peace and Plenty' fireplace with multi fuel stove and over mantel mirror.

**DINING ROOM** An imposing room with period features including carved wood surround with tiled inserts, picture rail and dado rail. Glazed French doors to:

**CONSERVATORY/SUN ROOM** Enjoying spectacular views over Ventnor Bay and the dramatic coastline towards St Catherine's Point. Wooden floor. Glazed double doors to the south facing terrace.

**KITCHEN AND STORE** A commercial kitchen with freestanding stainless steel units and worksurfaces, range cooker and extractor hood. Tiled walls and floor. Door to Store with two gas central heating boilers.

**GARAGE AND COACH HOUSE** Accommodation accessed from the Inner Lobby. Stairs to:

**COACH HOUSE/BEDROOM 12** A generous room double room with two dormer windows enjoying sea views. Concealed cupboard area. Across the landing is a Bathroom Suite. Below this room is the large garage.

**FIRST AND SECOND FLOOR BEDROOMS** Almost all of the bedrooms have superb sea views and are fitted with an en-suite bath or shower room. The rooms are individually listed on the floorplan, with measurements and orientation.

**OWNERS ACCOMMODATION** Situated on the second floor with superb views of the bay and the dramatic rugged coastline to the west is the large owner's accommodation with access out to the gardens and terrace. This comprises an open plan living and kitchen area, bathroom, storage cupboard and large bedroom.

## OUTSIDE

Some of the best views in Ventnor can be enjoyed from St Augustine's terraces and viewing areas. The south facing front terrace is an ideal spot for al fresco dining and entertaining whilst appreciating the stunning vista, accessed from all reception rooms on the ground floor. Small lawn area, steps leads down to a further garden area with gate to The Esplanade. To the rear of The Coach House is the middle terrace with narrow pathway leading to a viewing area enjoying views over Ventnor Haven and The Cascade; an ideal spot for a hot tub. The upper terrace is

a larger area and has spectacular views with the potential for development for a cabin, subject to planning permission, pedestrian access from Hamborough Road. Parking to the side for several cars.

**TENURE** Freehold

**SERVICES** All mains connected.

**BUSINESS RATES** £6,200 Rateable Value-current multiplier £0.479 without small business relief

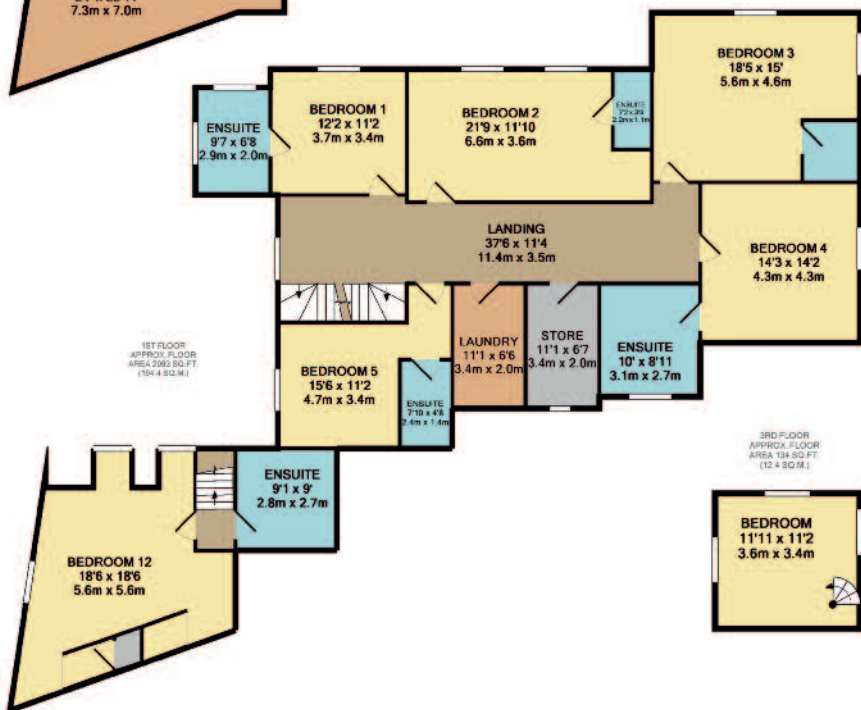
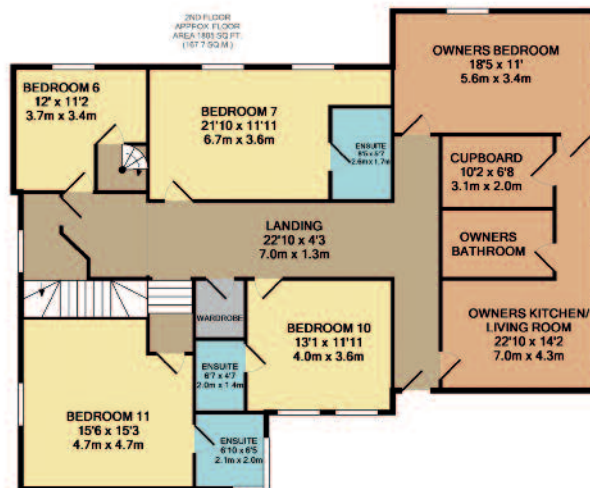
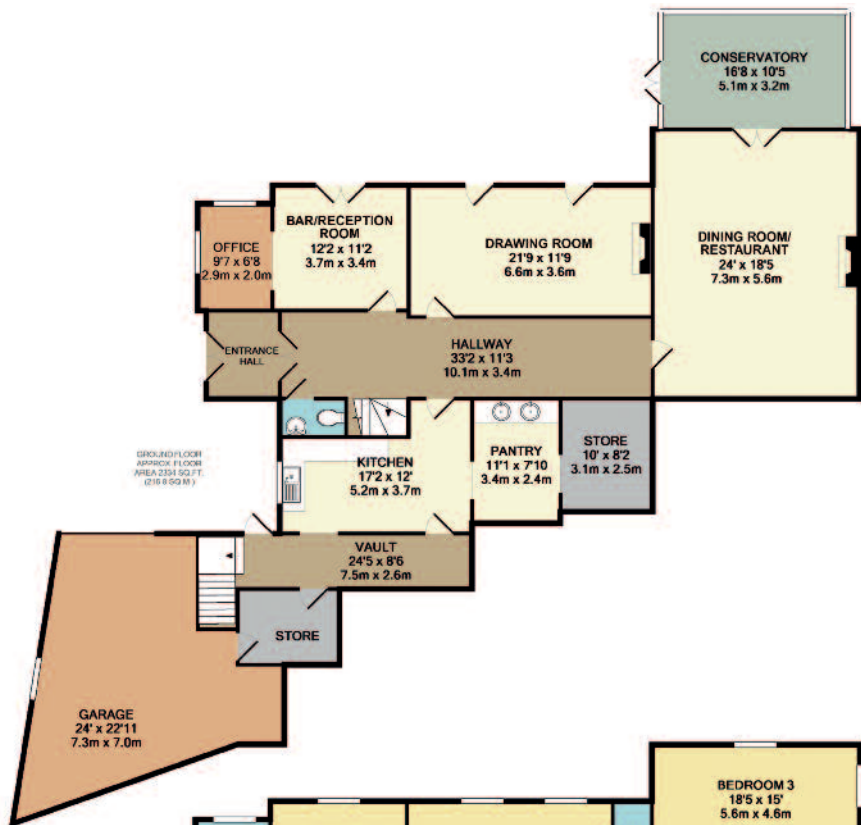
**EPC RATING** - C

## AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. The red outline is a indicative guide for illustrative purpose only. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared January 2018







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