

UPPER CHINE HOUSE

Luccombe Road, Shanklin Isle of Wight



COUNTRYHOMES

— Hose Rhodes Dickson —



UPPER CHINE HOUSE

Luccombe Road, Shanklin Isle of Wight, PO37 6RR

Newport 10 miles, Ventnor 3.7 miles, Cowes 14.7 miles, Fishbourne 11.5 miles (All distances approximate)

Located on the coastal path, off tree lined Luccombe Road, a gravelled drive leads to Upper Chine House, a substantial, grand Victorian property with sea views. It has been extensively renovated over an 18 year period to the elegant detached light and airy family residence that it is today. Constructed in c.1860 this substantial family home could be arranged to offer up to 8 bedrooms and 5 receptions. The property has been sympathetically renovated and has high ceilings and skirting boards and beautiful marble fireplaces. The home is surrounded by a large private garden that is predominantly lawned with a decked area off the living room for outdoor dining. The front bedrooms enjoy superb sea views of the Channel from the large sash windows. The house is located in a lovely quiet coastal area with a period charm, on the southern outskirts of the town of Shanklin. Lovely walks are on the doorstep with the coastal path through to Ventnor or to the beach via steps from the charming Rylestone gardens, which also leads in to the town of Shanklin with its numerous amenities and expanses of sandy beaches and wide bays. There are a number of supermarkets, doctor's surgery, churches and a train through to Ryde for high speed ferry links to the mainland.

GROUND FLOOR

A wooden door leads into

ENTRANCE HALL With window to side. Mintel style floor tiles. Stained glass double doors to Hallway. Door to:

CLOAKROOM Windows to side. Mintel style floor. Fitted with WC and basin.

HALLWAY A spacious wide hallway with half panelled walls. Wide stairs with wooden turned balustrade leading to first floor with built in cupboard under. Radiator. Doors to:

DRAWING ROOM (17'4 X 14'8) A generous size room with plenty of natural light from the large bay sash windows overlooking the front gardens. Charnwood multi-fuel stove to a marble ornate fire surround and hearth. Ornate decorative coving and high skirting boards.

SITTING ROOM (18'8 X 18') A room of good proportions with twin sash windows to the front with window seats below. Gas living flame fire, inset to ornate marble fireplace and hearth. Adjacent alcove with fitted shelving and cupboards.

DINING ROOM (15'4 X 14'5) Another impressive room with gas living flame fire to marble fireplace. Large sash windows with window seating and glazed double doors open onto the side garden. Decorative coving and high skirting boards, half panelled walls. Varnished wooden flooring.

STUDY (12'7 X 9'5) A good sized study with window to side garden.

Glazed double doors open into:

KITCHEN (26'8 X 20'3 L-SHAPED ROOM) A large light open plan kitchen/dining room, windows to side with window seats overlooking the driveway. Painted wall and base units with solid wooden work surface over, inset ceramic sink with mixer tap, integral dishwasher, and a large Rangemaster oven with gas hob. Coordinating island unit with granite work

surface. Space and plumbing for American style fridge / freezer and ample space for a large family dining table. Oak wood flooring throughout.

Rear hallway leading from the kitchen to back door leading onto decked eating area. Doors to:

LIVING ROOM (18'8 X 12'7) Approached via glazed double doors opening into the Kitchen. A lovely large light family room with glazed patio doors leading to the side garden and out onto the decked rear garden which provides an ideally placed area to eat. Attractive oak wood flooring. Gas living flame fire to ornate fire surround.

Door from kitchen into rear lobby, doors to:

CLOAKROOM WC. and basin.

UTILITY ROOM (11'9 X 8') Fitted with a range of blue shaker style units. Belfast sink. Plumbing for washing machine. Space for tumble dryer. Window to rear. Door to driveway. Shelving and hanging to coats.

FIRST FLOOR

Stairs lead to a **HALF LANDING** with a small flight of stairs to the front and rear of the property. A large linen cupboard is located on the half landing. Off the front landing are doors off to:

MASTER BEDROOM (14'8 X 17'4) A lovely generous room with light flooding in from the large bay window, which offers a superb location from which to enjoy the views across the Channel. Door to **ENSUITE MASTER BATHROOM** with tiled floor and wood panelled walls, freestanding claw foot bath with spray attachment, corner power shower with drench head and shower attachment, WC and twin basins to vanity unit. Heated towel rail. Just across the hallway is a **WALK IN WARDROBE** with hanging and shelving for the master bedroom.

BEDROOM TWO (18'8 X 18') A large double bedroom with dual aspect windows giving views towards the sea and the window to the side looking across the town of Shanklin to the Downs in the centre of the Island. Painted wooden flooring. Ornate fire surround. Fitted wardrobe.

BEDROOM THREE (15'4 X 14'5) Another spacious double bedroom with a large bay window to the side, enjoying views across the town to Brading Down in the centre of the Island.

BEDROOM FOUR (13'3 X 12'7) A double room with window to the driveway side. Feature fireplace. Door to **ENSUITE BATHROOM** with bath with spray head attachment, WC and basin.

BEDROOM FIVE (12'6 X 9'3) Window to the side overlooking Shanklin, a good size single bedroom. Alternatively offering the potential to provide an additional bathroom should a purchaser so decide.

Across the half landing to the rear of the property. Glass window to the rear. Doors off to:

BEDROOM SIX (14'8 X 13'6) A double bedroom with window to the driveway side of the property.

BEDROOM SEVEN (14'3 X 8') Window to the driveway side of the property. Currently used as a dressing area, the room is laid-out with fitted wardrobes but would provide a good size single bedroom.

BEDROOM EIGHT (13'4 X 13'2) Window with views across Shanklin town towards the Downs. A double bedroom, which is currently being used as an additional study.

FAMILY BATHROOM (14'3 X 8'11) A good size family bathroom, with windows to the side and rear. Claw foot bath with spray head attachment, basin into vanity unit, WC, corner power shower. Extractor fan.

CELLAR Accessed via steps from the side garden. There are 4 rooms which offer good storage. The cellar contains 2 gas fired Worcester boilers and an immersion tank. There is a former staircase still insitu within the cellar which would have lead into the house.

OUTSIDE

A gated, tree lined, gravelled drive leads to the property and provides a good amount of parking and turning. The gardens are well screened with large mature bushes and plants. Lawned gardens surround the property and provide a good space to enjoy the sea air. To the rear of the property there is a decked patio area which is easily accessed from the rear hallway off kitchen and through the doors from the living room, providing an ideal space for entertaining and eating outside.

APPROVED PLANNING PERMISSION The current owners have planning permission which is extant (still in existence), TCP/22115, granted for a 4/5 bedroom detached house which could be constructed towards the southern boundary, with driveway within the grounds. This would enable further development if required. For more information please call the estate agent.

HEATING The property has a gas central heating system via radiators throughout the property supplied by two Worcester boilers located in the cellar, gas fires and multi fuel stove. There is a hot water immersion tank also located in the cellar.

SERVICES All mains connected.

COUNCIL TAX Band G

TENURE Freehold

EPC E

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 April 2018





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