

McCarthy  
& BOOKER



The Lodge, 17 Newport Road, Ventnor, Isle of Wight, PO38 1AQ  
Guide Price £565,000



A period property with integral annexe making flexible living of 4 bedrooms, 3 reception rooms, fantastic conservatory with underfloor heating and 3 bath/shower rooms. Still containing a wealth of original features but incorporating modern needs and desires. The fully self contained annexe, with one of the bedroom with ensuite, large sitting room and kitchen, has its own private garden.

Plenty of parking at the rear with beautiful gardens, this is close to local schools and amenities. Viewing is essential to understand this striking property.

#### Period property with integral annexe

Nestled in the picturesque seaside town of Ventnor, this extraordinary period property offers a perfect fusion of old world charm and modern amenities. The main house has three double bedrooms (one ensuite), a separate bathroom, two reception rooms, fantastic conservatory and modern kitchen. The outside space is a gardeners dream and there is off road parking for several cars.

Easily accessed directly from the house, the annexe has its own large sitting room and kitchen, double bedroom and bathroom as well as its own personal private garden.

Located within walking distance of The Island Free School and St Francis Catholic & Church of England Primary Academy.

#### The Lodge

This exceptional period property, originally the groundskeeper's lodge, seamlessly blends old-world charm with modern comfort and a host of features that make it truly unique. The property is bright and airy throughout, with sea views from the end of the garden.

Three Double Bedrooms: All bedrooms are generously sized, making them perfect for families or as guest rooms.

Two Reception Rooms: The property offers two comfortable reception rooms, one with a multi-fuel stove and the snug with a gas 'log burner', adding a cosy and traditional touch. Ideal for entertaining or relaxing.

Modern Kitchen: The kitchen is equipped with a Rayburn oven, providing a touch of classic charm. It's perfect for those who love to cook.



**Large Fully Glazed Conservatory:** One of the standout features of this property is the expansive conservatory, with electric vents and rain sensors for automatic closing, offering a unique indoor-outdoor experience with its all-around glazing. Imagine enjoying your morning coffee or hosting gatherings with the beauty of the outdoors as your backdrop. Plus, the convenience of underfloor heating beneath the engineered oak flooring, providing warmth and efficiency.

**Integral Annexe:** An attached annexe has a sitting room, kitchen, double bedroom, bathroom and separate private garden. Perfect for guests or extended family giving both privacy and convenience.

**Garden:** The long garden offers a mix of landscaped areas with sea views from the far end of the garden.

In summary, this is a truly unique property that offers the perfect blend of modern comfort, historic character, and stunning natural beauty. The private garden oasis and an annex for versatility, this is an opportunity you won't want to miss.

#### Ventnor

A Victorian sea-side town that has fantastic views across the English channel. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove.

#### Further Information

Tenure: Freehold

EPC: D

Council tax band: C

Gas central heating

3 zone controller for efficient climate control - main house, annex and conservatory

NEST Protect - a smart smoke and carbon monoxide alarm system

Under floor heating in the conservatory

Multi-fuel stove



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

