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Undermount Lodge Bonchurch Village Road, Ventnor, Isle of Wight,  
**Guide Price £350,000**





A Grade II listed Lodge in the heart of Bonchurch. This pretty quaint home has two bedrooms, two bath/shower rooms, sitting room and tons of charm and character. Outside storage areas formed from a former wash house and parking for two cars. Beautiful and chain free.

### Grade II Listed lodge with two bedrooms

Nestled within the scenic beauty of Bonchurch, this Grade II listed Lodge presents a rare opportunity to own a piece of history in one of Isle of Wight's most enchanting villages. This period home has authentic charm with offering two bedrooms, two bath/shower rooms and a delightful living space exuding warmth and character. This house is perfect to move into and use as a holiday home or permanent residence with the bonus of two parking spaces and being chain free.

### Interior

Step into this Grade II listed property and be transported back in time while enjoying the comforts of modern living. Filled with many original and unusual features this lodge has a cottage feel with diamond glazed cast iron windows and has a charm all of its own. The lodge built in 1857 as the gate house to the nearby Manor House occupied by the head gardener and house keeper and where the outside cave area was used as a wash house.





#### Ground Floor:

The hallway and kitchen feature exquisite period patterned tiled flooring, adding to the home's character. The kitchen, bathed in natural light filtering through the cast iron window, has the original cream-colored wooden dresser in situ that complements the wall and base units and deep wood work surfaces which creates a harmonious blend of old-world charm and contemporary functionality. The range cooker with gas hob and electric oven sits in a recess with extractor above. Adjacent to the kitchen, a utility area offers convenience with space and plumbing for a washing machine. The doorway leads out to the courtyard, perfect for enjoying the tranquility of this historic setting.

The property boasts a charming sitting room, which includes a feature fireplace, offering a cosy retreat after a day of exploring the surrounding natural beauty. Providing practicality, this floor is completed with a shower room and wc.

#### First Floor:

The master bedroom exudes elegance with its feature original fireplace and ensuite tiled bathroom, complete with the original cast iron, claw foot bath. A second bedroom provides additional comfort and versatility and is currently used as an office and second sitting room.

#### In Summary:

Embrace the timeless elegance of this Grade II listed Lodge and experience the quintessential charm of Bonchurch living. With its meticulous renovation and thoughtful preservation of original features, this period home offers a rare opportunity to own a piece of Isle of Wight's history. Don't miss your chance to call this enchanting property your own.

#### Outside Space

There is a courtyard at the rear of the property which is accessed from the house and through a wrought iron gateway. Two secure outbuildings built into the rocks, one originally used as a wash house and are now repurposed as a storage room, a separate workshop with lights and an open recessed area for further storage. A purpose built wooden storage area houses the refuse bins. The driveway was relaid in 2009.

#### Bonchurch

Bonchurch is a destination that seamlessly blends natural beauty, historical charm and a tranquil atmosphere, making it an appealing haven for those seeking a unique village experience on the Isle of Wight. Mentioned in the Domesday Book, this quaint village has both a pond and churches and residents can enjoy leisurely strolls through the village, exploring its history and scenic coastal paths.

#### Further Information

Tenure: Freehold  
Council tax band: C  
Grade II Listed  
Gas central heating via Logic boiler with magna cleanse  
Alarm system



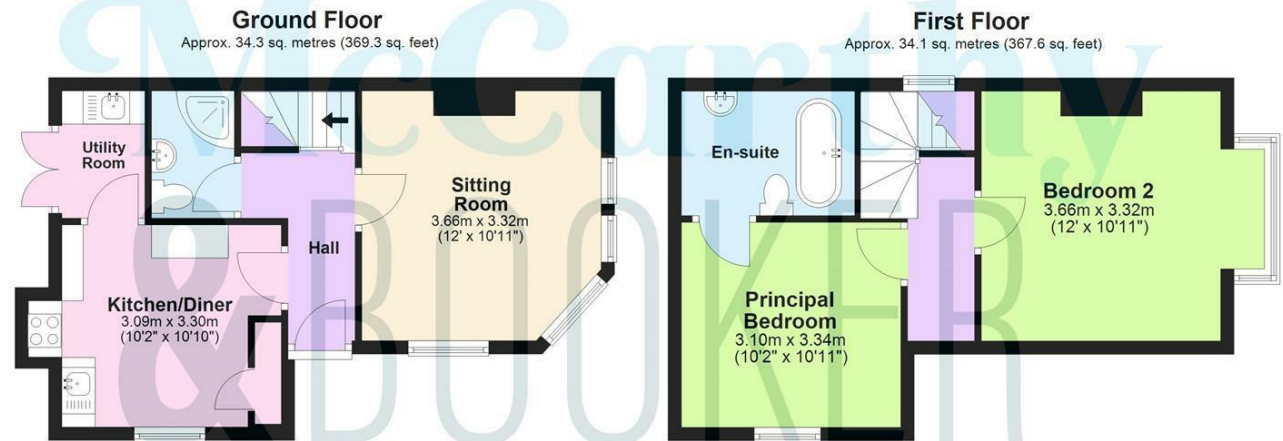
## Viewing

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.



Total area: approx. 68.5 sq. metres (736.9 sq. feet)

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**Undermount Lodge, Bonchurch Village Road, Ventnor, PO38 1RG**