

SPENCE WILLARD



Stone Place, Steephill Road, Ventnor, PO38 1UF

A fabulous opportunity to acquire a substantial 4-bedroom detached house positioned in one of the most sought-after locations on the Island, just a short walk to Steephill Cove.

VIEWING

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Stone Place presents an exceptional opportunity for a new owner(s) to put their stamp on this unique property. Constructed to a high and bespoke standard, with an Alpine theme and finished in genuine Island stone which originally came from the old demolished church at St Lawrence. The property offers a new owner a fantastic prospect to create a remarkable house. The fundamentals to Stone Place are exceptional, benefitting from oversized and multiple windows allowing an impressive amount of natural light with views down to Ventnor Cricket Club grounds on the West side of the property.

There are wonderful features such as a stunning stone corner fireplace, original solid hardwood flooring and an Aga kitchen. An impressive triple aspect sitting room/diner which is over 25ft long and offers a lovely aspect across the garden and majestic trees. The kitchen is a superb double aspect room with access into the South facing garden. There is a good utility room with a WC and shower conveniently provided on the ground floor. There is a lovely hallway with a substantial front door.

Stone Place would now benefit from some modernisation by the new owner and personalise the house to exacting taste. The first floor comprises of three good sized bedrooms and a fourth bedroom, which is smaller and benefits from built in wardrobes. There is the potential and space to create en-suite facilities, should they be required. All the bedrooms enjoy an attractive outlook and there is a family bathroom with separate shower and WC with a wash hand basin to the side.

Outside

The property sits within a large corner plot. There is a substantial garden in front of the house with ample parking. A good-sized detached garage with two separate bays that are accessed on the east side of the driveway. Between the garage and northern boundary there is a section of land that belongs to the property which could benefit from other uses such as further parking or to enlarge the formal garden. Most of the garden surrounding the house is laid to lawn and enclosed with timber fencing. There is a wonderful seasonal outlook down towards the Cricket Club which is positioned directly to the West of the property.

Location

Love Lane, which runs down the west side of the property leads to the beautiful Steephill Cove which is just a few minutes' walk and around 300m. The coastal footpath is also a very short walk from the property, giving access to 70+ miles of fabulous coastal walks. Stone Place is in an elevated position on the western fringe of the increasingly popular seaside town of Ventnor, where there is an excellent range of facilities and a quality sandy beach.

Services

Private drainage shared with the neighbouring house to the rear - the system is located in the neighbouring garden with costs split equally between the two properties. Oil fired aga, heating and water.

Tenure

Freehold.

Council Tax

F.

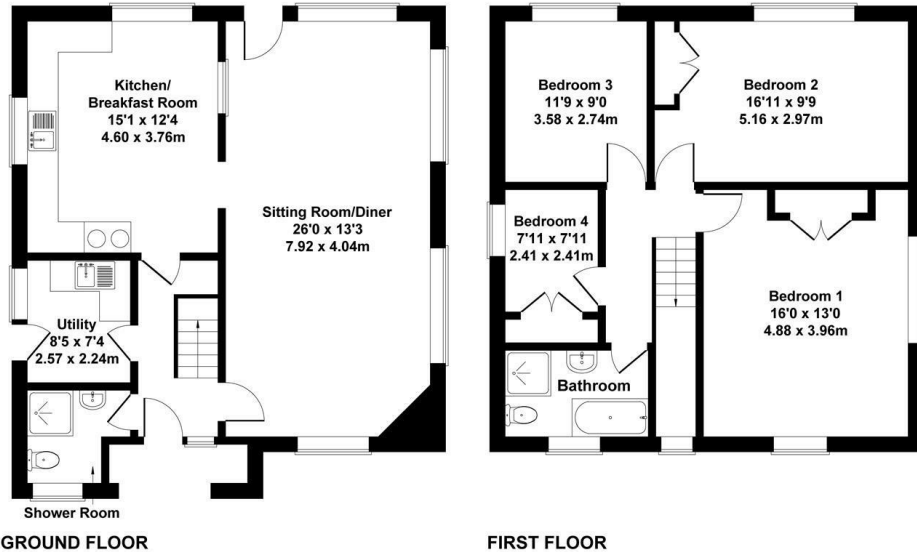
EPC Rating

F.



Stone Place

Approximate Gross Internal Area
1413 sq ft - 131 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Steephill Cove

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