

*Susan Payne* PROPERTY

PROUDLY PRESENT FOR SALE

# 3 St Catherines

Marlborough Road, Ventnor, PO38 1TE



**£300,000**  
FREEHOLD



Nestled away in a peaceful spot just moments from the High street and beaches, this captivating Victorian cottage has been extensively renovated to provide a contemporary yet characterful home.

- Victorian end-of-terrace cottage
- Stylish, pristine interiors
- Beautifully converted basement room
- Stylish kitchen-diner and spacious bathroom
- South-facing garden with a summer house
- Extensively renovated throughout
- Two to three double bedrooms
- Original features including fireplaces
- Short walk to local amenities and beaches
- Highly sought-after, peaceful location

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Presented to a high standard throughout, this desirable stone cottage is believed to date back to around 1840 and has been sympathetically upgraded to offer a perfect mix of existing period features and modern conveniences. With double-glazed sash windows and a Welsh slate roof complementing the historical character, other significant upgrades include a kitchen-diner with beautiful oak cabinetry, an elegant heritage-style bathroom, a gas central heating system, and a converted basement creating an invaluable, versatile space. The result is a welcoming and stylish home, providing the new owners with the peace of mind that a substantial amount of work has been undertaken.

Featuring voluminous high ceilings, the accommodation comprises a spacious kitchen-diner with a staircase to the first floor and doors leading to a living room featuring a cosy log burner, and a fully-equipped bathroom complete with a bath and separate shower cubicle. From the living room, a staircase descends to the basement level which is currently used as a dining room and office space. On the first floor there are two double-sized bedrooms with bedroom one set with relevant plumbing connections beneath the floorboards should the new owners wish to install a cloakroom. Outside, there is a charming, south-facing garden with well-established planting and a well-built summer house providing a practical workspace or an additional living and relaxation space.

3 St Catherines Cottages is well-connected to breathtaking coastal walks, numerous beaches and plenty of amenities within the High Street offering fabulous boutique shops, fine eateries and supermarkets. Ventnor seafront is renowned for its golden beaches, cafes, shops, and fantastic coastal walks to Wheelers Bay and Bonchurch along the sea wall. Very prominent features on the seafront are the harbour and bandstand which offer spectacular views over the English Channel, and Ventnor Haven Fishery which sells some of the best local crab and lobster on the island. Ventnor is also well known for the award-winning Ventnor Fringe Festival which takes place every summer and the Botanical Gardens which has over 23 acres of wide-open spaces containing rare, subtropical plants which flourish in the unique microclimate enjoyed on the south coast of the island. Regular bus services serve Ventnor providing connections to both Newport and Ryde, and mainland travel links to Portsmouth and Southampton can be reached by car in approximately 30 minutes.

### **Welcome to 3 St Catherine's Cottage**

From Marlborough Road, a gate to a long gravelled pathway gives access to the cottage which is accessed via a secure, black-painted wooden gate. Through the gate, a wide paved pathway flanked by an old stone wall proceeds to the front of the home where a spacious wooden veranda spans the front of the property, providing a sheltered spot overlooking the delightful garden setting. The veranda gives access to an entrance door featuring decorative glazed panels.

### **Kitchen-Diner**

*14'03 x 11'07 max (4.34m x 3.53m max)*

Upon stepping through the entrance door, you are greeted by a spacious kitchen-diner with a window to the front aspect, beautiful pine flooring and solid oak storage cabinets in a neutral shade with a Canadian pine countertop. With a two-tone tiled splashback, the countertop incorporates a ceramic sink and drainer and provides space beneath with plumbing for a dishwasher. A tall cabinet surround has been designed to house a fridge-freezer and features a full-height slim cupboard and a cupboard above. Lit by a multi-spotlight fixture, the room is decorated in a fresh neutral shade and provides space to accommodate a dining set.

### **Bathroom**

Presented with slate-style ceramic floor tiling and a light blue wall decor, this spacious bathroom features a large double-ended, claw-foot bath with vintage-style fixtures and a separate walk-in shower with a rainfall-effect fixture. A matching heritage-style suite comprises a low-level w.c. and a pedestal hand basin with white splashback tiles. With a window to the front aspect, the room also benefits from two heated towel rails, recessed spotlights, and a door to a utility cupboard housing the gas boiler and providing space for two laundry appliances.



### **Living Room**

*11'07 max x 11'01 (3.53m max x 3.38m)*

Providing an inviting space, this lovely room continues with the pine flooring from the kitchen and features a cast iron log burner with a redbrick surround, creating a charming focal point. Papered feature walls on either side of the chimney breast provide a subtle contrast with the neutral decor and there is a window to the side aspect. There is also a pendant light fixture and an open doorway proceeding to the basement staircase.

### **Dining Room/Bedroom Three**

*24'06 x 9'10 max (7.47m x 3.00m max)*

Tucked away on the basement level, this spacious room is accessed via an open-tread staircase fitted with grey carpeting. Dressed with a light, wood-effect laminate floor and neutral wall decor, this room could provide the potential to create two separate rooms and has two small windows to the front aspect plus stylish wall uplights providing illumination. This space also features exposed copper pipework, designed to provide radiator-style heating.

### **First Floor**

From the kitchen-diner, a stairwell with a grey carpeted staircase ascends to the first floor where there are two double bedrooms accessed via traditional panel doors. The stairwell is presented with a feature wall with original wooden boarding and wallpaper with a charming birdcage print.

### **Bedroom One**

*11'08 max x 11'02 (3.56m max x 3.40m)*

With a window to the side aspect, this double bedroom features restored wooden floorboards and an original cast iron fireplace. Finished with a subtle yellow wall shade, this room also has a pendant light fitting, and a generous built-in storage cupboard, providing great potential to be an en-suite cloakroom if desired.

### **Bedroom Two**

*11'08 max x 11'01 (3.56m max x 3.38m)*

Again, featuring wooden floorboards and an original cast iron fireplace, this second spacious double bedroom has a pendant light fixture, a window to the adjacent side of the property and a fresh neutral decor.

### **Garden**

A delightful walled garden offers a secluded outdoor retreat with a low-maintenance gravel finish and mature beds featuring a wealth of rich plants and trees such as plum and apple trees, and a well-established cordyline. Paved stepping stones meander through the garden, passing a weeping willow tree and leading to a tucked-away area, perfect for storage. With a decked terrace to the front, a well-built timber summer house with a Welsh slate roof offers a versatile space with power and lighting.

### **Parking**

Permit parking is available in The Grove car park on Marlborough Road, just a short walk from the property.

Providing a convenient yet idyllic lifestyle choice and a ready-to-move-in home, 3 St Catherine's Cottage enjoys a unique, secluded position within the heart of this bustling seaside town. A viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

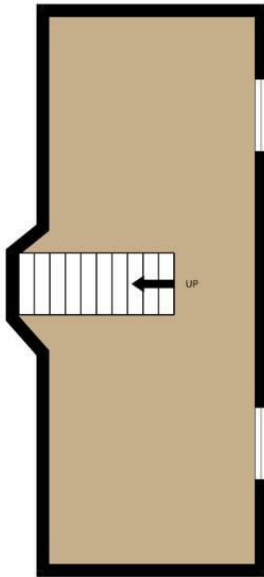
Tenure: Freehold

Council Tax Band: B

Services: Mains water, drainage, electricity and gas



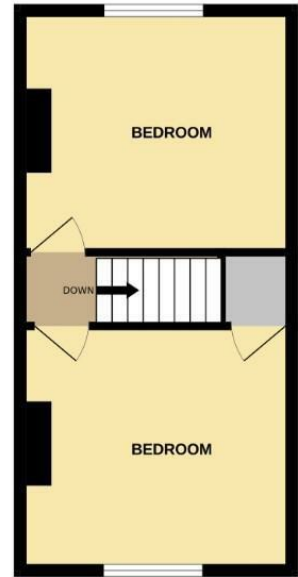
**BASEMENT**  
265 sq.ft. (24.6 sq.m.) approx.



**GROUND FLOOR**  
434 sq.ft. (40.3 sq.m.) approx.

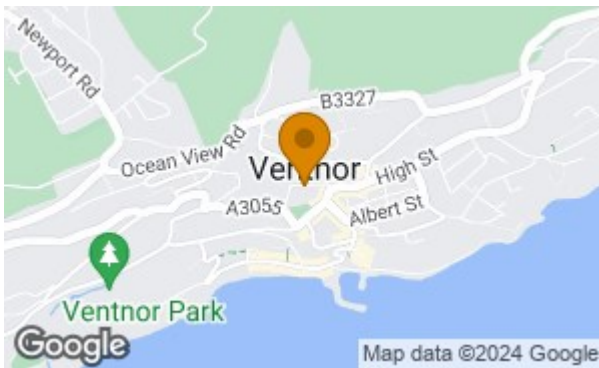


**1ST FLOOR**  
313 sq.ft. (29.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #a5d6a7; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #8bc34a; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #ffc107; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #ff5722; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></div> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #a5d6a7; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #8bc34a; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #ffc107; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #ff5722; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></div> </div>
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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