



# 12, Inglewood Park

St. Lawrence, Isle of Wight PO38 1UX



A beautifully presented, modern three-bedroom home, nestled in an elevated position in the historic, sought-after Inglewood Park in St Lawrence, and comes complete with spectacular sea views.

- Elevated position with sea views over the Channel
- Modern kitchen with integrated appliances and breakfast bar
- Three double-bedrooms with built-in storage and sea views
- Tranquil gardens with well-established, mature planting
- Sought after location within easy reach of local amenities
- Light and bright interiors with wood floors and neutral decor
- Large sunroom providing views over the garden
- Private driveway, plus a garage and a boot room/store
- Substantial Victorian summerhouse, full of history
- Easy access to scenic walks and footpath to Steephill Cove

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





Originally constructed in 1969 on the grounds of the historic former St Lawrence Hall estate, 12 Inglewood Park has been updated and exceptionally well maintained, today offering a modern home, ready to move into. Perfectly blending the enchanting Victorian character of the plot, and the chic, mid-century design of the house which has been upgraded with high quality contemporary finishes, the property benefits from well-proportioned rooms and an abundance of glazing, filling the home with fabulous light and making the most of the stunning views. A charming and substantial summerhouse in the garden was reportedly used as a tea-house for St Lawrence Hall, serving the gentry and guests for its owner, Admiral of the Fleet Lord Jellicoe during the late Victorian period, and now provides a magical light-filled studio space. The property has a flowing, versatile floorplan which offers an opportunity to be configured to suit a new owners requirements, with the tea-house offering further potential and a large loft space which could provide further living space (subject to any necessary consents). Accommodation comprises an entrance porch, hallway, lounge/snug, dining room, kitchen/breakfast room, sunroom and a cloakroom and lobby on the ground floor, three bedrooms and a bathroom on the first floor, and a garage and boot room/store area on the lower ground floor.

Inglewood Park offers the perfect balance of peaceful surroundings and convenient access to amenities, and the location benefits from the famous Ventnor microclimate, sheltered from the cool northerly winds by St Boniface Down. Set in an elevated position with breathtaking sea views, the property is just a short distance from the charming village of St Lawrence, which has a post office, two churches and a village hall, as well as stunning coastal walks. The nearby town of Ventnor, only two miles away, provides independent shops, cafes, and fine dining, as well as the Island's southernmost golden beach. With direct access to Ventnor Downs and close proximity to the Ventnor Botanical Gardens, this location offers a serene base to explore some of the Island's most beautiful and secluded spots, including Woody Bay, Mount Bay, and Binnel Bay.

### **Welcome 12 Inglewood Park**

From popular Inglewood Park, a driveway provides plenty of parking and leads through the well-established front garden to the garage. A path continues up through the garden to the front door, creating a welcoming entrance to number 12.

#### **Entrance Porch**

*6'5" x 5'11" (1.96m x 1.81m)*

Beautifully presented in soft, neutral décor over a wood floor, the entrance porch is well proportioned and features an attractive glass-block wall and patterned glass door into the hallway.

#### **Hallway**

The neutral décor, wood floors and glass block detailing flow into the hallway. A mid-century style open-tread staircase leads up to the first floor, and there are glazed doors to the kitchen/breakfast room and lounge/snug and a doorway to the lobby.

#### **Lounge/Snug**

*11'6" x 25'7" (3.52m x 7.82m)*

A versatile room, with grand proportions and a pair of sliding doors which fill the room with light, provide access to the front terrace and perfectly frame the fabulous coastal views. To the snug end of the room, built-in bookcases are a useful addition. The whole room is presented in a chic neutral tone over wood floors, which continues through an archway to the dining room.

#### **Dining Room**

*11'8" x 8'9" (3.58m x 2.68m)*

The well-presented dining room has sliding doors to the front aspect with a Juliet style balcony rail, plenty of room for a large dining table, and an open archway that connects to the kitchen/breakfast room.



### **Kitchen/Breakfast Room**

*16'2" x 10'3" (4.94m x 3.14m)*

The beautiful Mackintosh kitchen, which is only five years old, wraps around the room and comprises sleek modern grey base and full-height cabinets, complemented by high quality dark worktops, and large-format neutral tiled floor. Integrated appliances add to the contemporary ambience of the kitchen, and dual aspect glazing provides a lovely outlook over the garden and downs beyond. A peninsula creates a wonderfully social area, ideal for breakfast, and a door leads out to the terrace.

### **Lobby**

A useful space which provides access to the sunroom and to the cloakroom, and benefitting from a useful, large coat cupboard.

### **Sunroom**

*16'6" x 8'9" (5.05m x 2.67m)*

A fantastic addition to the property, the sunroom is glazed on three sides providing panoramic garden views, with French doors which lead out onto the terrace. A wood-panelled ceiling adds character.

### **Cloakroom**

The contemporary cloakroom features a compact vanity basin with a brass mixer tap and built-in storage, and a matching dual-flush low-level WC. The cloakroom also has a window with patterned glass for privacy, neutral walls and floor tiles and fresh white wall tiles.

### **Landing**

A large picture window floods the stairwell with light and provides views over the garden. A characterful turning staircase has a neutral carpet and leads up to the first-floor landing, which has doors to all three bedrooms and to the bathroom, and a hatch which provides access to the large loft, which could offer further potential subject to any necessary consents.

### **Bedroom One**

*14'5" x 13'3" (4.40m x 4.06m)*

Spacious and light, with spectacular sea views from a large, south-facing window the primary bedroom is generously proportioned. A whole wall of built-in mirrored wardrobes provides storage, and there is an inset vanity basin for added convenience. Bedroom one is finished with neutral décor and carpet.

### **Bedroom Two**

*11'10" x 11'7" (3.63m x 3.54m)*

The second bedroom is another good-size room, with a wall of built-in wardrobes, inset vanity basin with fitted mirror, neutral décor and carpet and a large window overlooking the rear garden and downs beyond.

### **Bedroom Three**

*13'3" x 10'3" (4.06m x 3.14m)*

Presented in a coastal blue tone over a neutral carpet, bedroom three is another double-room with stunning sea views, built-in bookshelves and a door providing access to a large under-eaves storage area.

### **Bathroom**

*11'8" x 7'3" (3.57m x 2.22m)*

Updated just four years ago, the bathroom is luxuriously appointed, with a large walk-in shower, full-size P-shaped bath with shower over, low-level dual-flush WC and matching bidet, and a corner cabinet with a stone countertop basin with a mixer tap and fitted mirror. The bathroom also has useful built-in storage, a window to the rear aspect with patterned glass for privacy, neutral walls and carpet and attractive natural stone style tiles.



### **Outside - Front**

To the front tropical planting enhances privacy, set in built-in terraced stone planters, and a well-kept front lawn features a fabulous mature palm tree. A path leads up to the side of the house, which has a further lawn and a gate into the terrace.

### **Garage/Boot Room**

22'7" (total) x 8'6" (6.9m (total) x 2.60m)

An up-and-over door from the driveway opens to the single integral garage, which has a window to the side aspect and has a light. Behind the garage, the boot room is an extremely useful area, and is home to a regularly serviced Worcester combi boiler and to the electrical consumer panel. A glass door leads to a further separate store area.

### **Outside - Rear**

A five-bar gate leads to a hardstanding area to the side of the house, featuring a greenhouse and an ideal spot for bin-storage. A further section of garden is laid to gravel and is home to the septic tank which was updated to current specification in 2024. Steps lead up to the rear patio and lawn, which provide a perfect outside seating and dining area and are surrounded by mature planting. An ornamental pond adds further character, and the garden extends beyond the summerhouse to a terraced wild-garden, with multiple seating areas and winding pathways which climb through the enchanting trees and planting that extend to the rear of the plot.

### **Summerhouse**

22'2" x 9'6" (6.77m x 2.92m)

An absolute gem, the stone-built Victorian summerhouse is full of period character, featuring a covered veranda with a Belfast sink. A large heritage style door opens into the former tea-house, which has an abundance of glazing complete with beautiful stained-glass accents, flooding the space with glorious natural light. Original wood panelling combines with a period feature fireplace and woodburner to further enhance the charm. Currently in use as the ultimate artists studio, the summerhouse has power and lighting and has WiFi, offering a vast range of potential uses.

12 Inglewood Park provides a fantastic opportunity to acquire a substantial home in a highly sought-after area which has been finished to a high standard, with sea views, a delightful garden, and parking. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

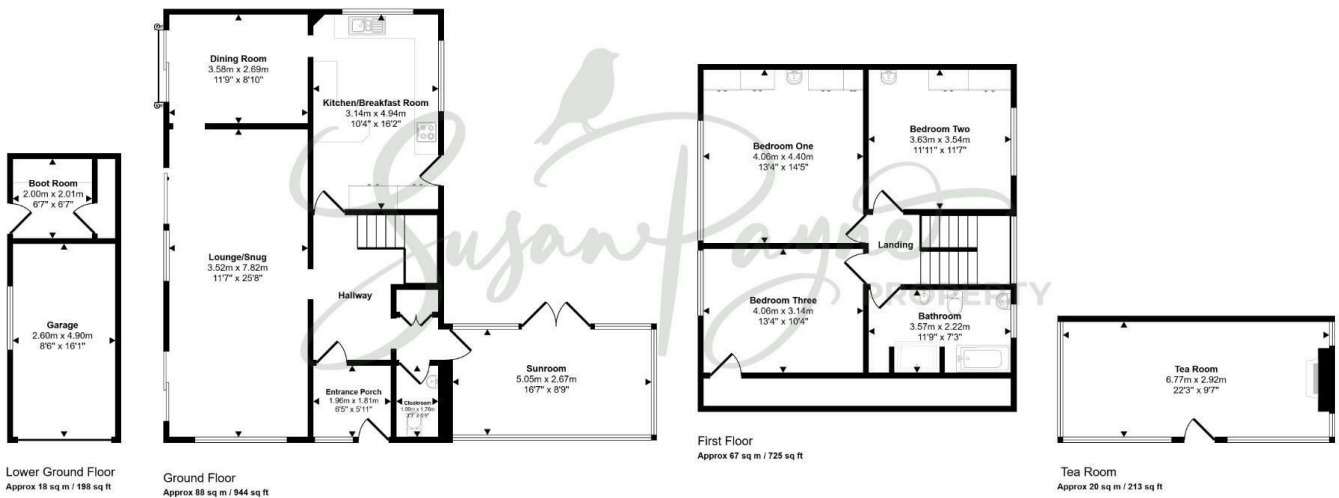
Tenure: Freehold

Council Tax Band: F (Approx £3,522.40 for 2024/25)

Services: Mains water, gas and electricity. Private drainage - septic tank which was upgraded in 2024



Approx Gross Internal Area  
193 sq m / 2079 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

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