

72, Bannock Road

Ventnor, Isle of Wight PO38 2RB



Perfectly positioned within a quiet semi-rural village, this stunning detached bungalow has been beautifully modernised throughout and benefits from a self-contained annex and enjoys a beautiful rear garden.

- Two to three bedroom detached bungalow
- Beautifully maintained and updated throughout
- Situated within a quiet village location
- Plenty of countryside walks on the doorstep
- Large driveway parking area
- One to two bedroom self contained annex
- Income potential or multigenerational living
- Large rear garden and separate annex garden
- Situated on a bus route
- Stunning countryside views from the front and garden

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

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With its beautifully presented interiors, the accommodation in the main home provides a stylish and welcoming environment featuring a contemporary kitchen with integrated appliances, an adjoining dining area, and ample living space provided by a living room with a cosy electric fire and a conservatory overlooking the pretty garden setting. From the entrance hall, a hallway extends to a beautiful, fully equipped bathroom and two bedrooms with another hallway leading to a further bedroom and into the self-contained annex. The annex offers open plan living/kitchen/dining space, a shower room, a double bedroom on the first floor, and benefits from a private, low maintenance garden. The main garden has been beautifully landscaped and established and enjoys a sunny south facing position.

Located on a quiet residential road, the property benefits from nearby village amenities, including a highly regarded pub and a garage. Whitwell has many footpaths and bridleways running through it, offering access to wonderful country walks; outside the pub is a milestone for the Yar trail route that finishes in Bembridge where the Yar River flows into the harbour. The village hall enjoys many activities and events, including the Whitwell Village Show which takes place annually each summer. Just 3.2 miles away is the traditional seaside resort of Ventnor where you can take advantage of the island's southernmost golden beach, a range of boutique shops, eateries and supermarkets as well as the delightful Victorian Promenade. Additionally, the popular village of Niton is about a five-minute drive away which provides a great range of facilities including local schools at pre-school and primary level, a convenience store, a post office, a medical centre, pubs and a cafe, and a pharmacy. Southern Vectis bus route 6 links Whitwell with the towns of Newport and Ventnor, including intermediate villages.

Welcome to 72 Bannock Road

The attractive bungalow offers a large driveway for multiple vehicles and is beautifully framed by a well-manicured front garden planted with a range of shrubs, trees, seasonal bulbs, and is enclosed by beautiful railway sleepers. There is a step up to the main front door, or a side gate provides access to the annex.

Entrance Hall

Opening into this spacious entrance hall, the space is neutrally decorated like much of the property and features a flagstone style laminate flooring which continues into the kitchen-diner.

Kitchen - Diner

Fitted with a range of base, wall, and tall cabinets, this kitchen space offers plenty of storage as well as integrated appliances including a double oven and undercounter space for two appliances, plus space and plumbing for a slimline dishwasher. Electric hobs are integrated within a neutral granite effect worktop with an extractor fan over, plus there is a sink and drainer with a window above. The space opens into the dining area which comfortably sits a six-seater dining table within. A glazed door to the side and sliding doors to the rear allow plenty of natural light into the space, plus the sliding doors open into the conservatory. A clever pocket door separates the dining room with the living room which provides the options for semi-open plan and private area.

Living Room

Accessed from the entrance hall or the dining area, this lovely living room features a neutral carpet to keep the room cosy and benefits from a bow window to the front aspect. The calming neutral tones create the perfect environment to sit and relax in front of the electric effect fire, plus there is space for all the family.

Conservatory

This versatile space offers wonderful views across the garden as well as offering a sunny spot to sit in. This space also features a few cabinets with under counter space and plumbing for two appliances including a washing machine, plus there is a door leading out to the patio and garden.



Inner Hall

Sitting in a central position to the home, this inner hallway provides access to two bedrooms and the family bathroom. The loft hatch is located here, leading up to the loft room and attic space which has the potential to be converted into additional accommodation (subject to planning), plus there is access to the annex from here.

Bedroom One

Generously proportioned and offering a window to the front aspect, this double bedroom offers ample space for bedroom furniture and features a neutral floral patterned feature wall.

Bedroom Two

Enjoying views over the front garden, this single bedroom has previously been set up as a twin bedroom and offers ample space for other furniture.

Family Bathroom

Fully equipped with a w.c and hand basin unit and an electric shower over a large bath, this bathroom is neutrally tiled on the floor and walls and features two obscure glazed windows to the rear aspect.

Bedroom Three

Accessed via the hall between the annex and the inner hall, this single bedroom has been utilised as an office space and guest bedroom. A window to the rear aspect offers views to the annex garden. This room has potential to be incorporated into the annex space, if required.

Annex Open Plan Living Space

Occupying the ground floor space of the annex, this space is made up of a kitchen and living area with access to a shower room and the staircase to the bedroom on the first floor. The kitchen area features a range of base and wall kitchen cabinets offering plenty of storage with the added benefit of a breakfast bar which provides seating and storage as well as undercounter space for a fridge freezer. There is additional undercounter space and plumbing for two appliances including a slimline dishwasher and a washing machine. With space for an electric cooker and an extractor fan over, this space enjoys dual aspect windows to the front and French doors to the rear. The living space has a lovely electric fire which creates a cosy atmosphere, plus there are views out to the low maintenance garden from here. The space is warmed by underfloor heating.

Annex Shower Room

Benefitting from a ground floor position, this shower room is equipped with an electric shower cubicle, a pedestal hand basin, and a w.c, plus there is an obscure glazed window to the side aspect and a shaver socket.

Annex Bedroom

Accessed via a carpeted stairwell from the open plan living space, this wonderful double bedroom benefits from double aspect Velux windows to the front and rear, and a window to the side aspect with lovely views towards the downs. There is access to two storage cupboards within the eaves.

Annex Garden

Fully enclosed and enjoying a south facing position, this low-maintenance garden offers a patio space, a gravelled area to the rear, and a step-up leads to a paved area which is an ideal spot for al fresco dining or a hot tub. There is a path to one side of the property which leads to the driveway, creating a private access for the annex.

**Garden**

Boasting a spacious garden which has been beautifully maintained and landscaped by the current owners offering a paved patio providing a fantastic spot for dining al fresco style or enjoying a good book in the sunshine. The garden is mostly laid to lawn with a paved pathway leading to the back of the garden where a series of sheds offer plenty of storage, plus there is a greenhouse which is ideal for green fingered enthusiasts. This private outdoor space features a lovely wildlife pond and is planted with easy maintenance trees and shrubs, which also encourage the wildlife to the garden, plus there is a side access on one side of the property.

Parking

A large driveway to the front of the property offers parking for up to six vehicles with a mixture of concrete and gravelled areas. Additional on-road parking is available, if required.

72 Bannock Road presents a fantastic opportunity to acquire a spacious three-bedroom bungalow with an adjoining annex, offering a large garden and ample driveway parking. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

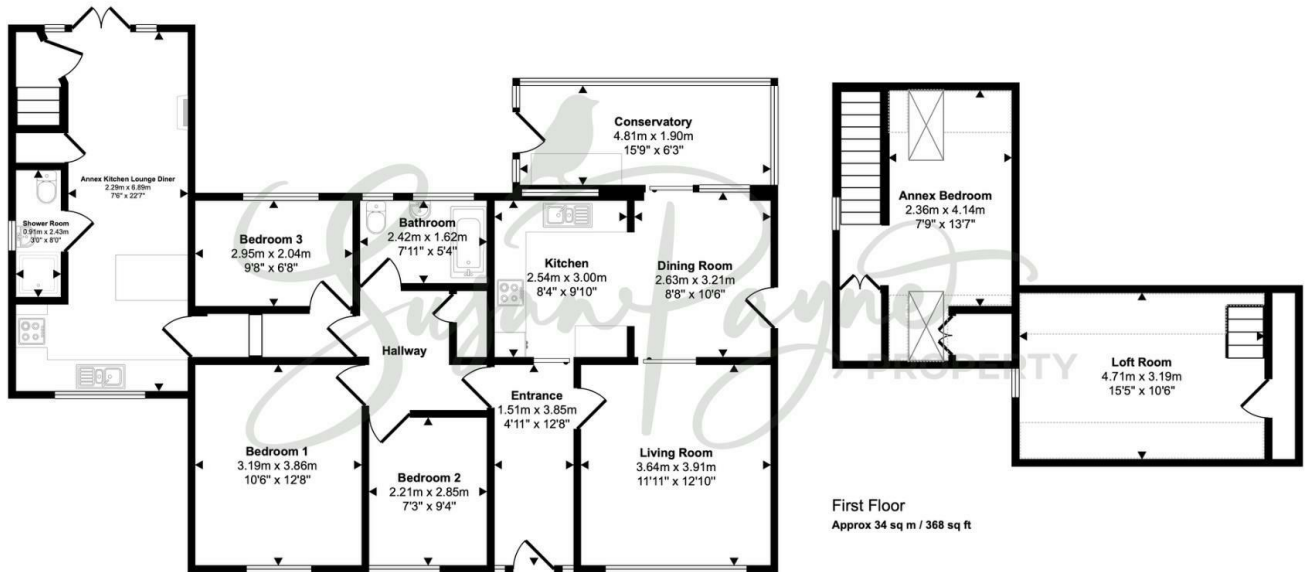
Council Tax Band: D (approx. £2,418.26 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity, oil central heating, solar panels (16 panels which are owned)

Please note that the hot tub is available for separate negotiations.



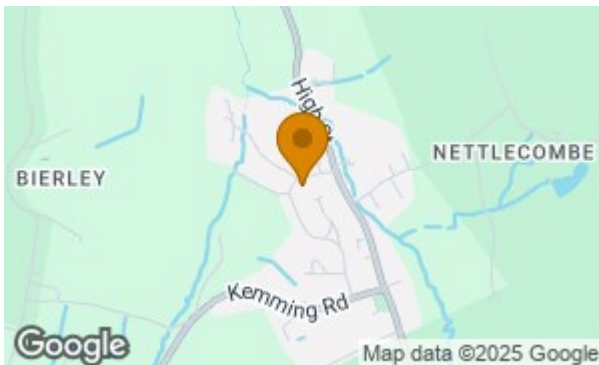
Approx Gross Internal Area
146 sq m / 1572 sq ft



Ground Floor
Approx 112 sq m / 1204 sq ft

Denotes head height below 1.5m

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

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