



Marepool

Bonchurch Village Road, Bonchurch, Isle of Wight PO38 1RG



£650,000
FREEHOLD



An enchanting property, beautifully updated to create a substantial home with a versatile layout and presented in a chic scheme which retains an abundance of glorious period character and charm.

- Characterful, four-bedroom semi-detached property
- Flexible floorplan with multiple configuration options
- Retains original charm blended with modern upgrades
- Mature walled garden with well-established planting
- Spectacular coastal and rural walks on the doorstep
- Idyllic village location overlooking Bonchurch Pond
- Stylish décor and high-quality finishes throughout
- Ground-floor double-bedroom and adjacent shower room
- Private driveway with plenty of parking
- Conveniently located for the amenities of nearby Ventnor

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

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Set on the former location of Marepool farm which dated from 1601, the original cottage was constructed in the mid 1800s and sympathetically extended in the 1990s to create the substantial home which stands today. The layout has been updated by the current owners, and the property has been restyled throughout in a beautiful scheme which enhances the historic character of the building and makes the most of the wonderful light which fills the home. The floorplan could be configured in a number of ways to suit a new owners requirements, and currently comprises a spacious lounge, which is open plan to a snug/dining area, a large, stunning conservatory, a chic kitchen/breakfast room, a lobby, double bedroom and a shower room on the ground floor. On the first floor, there is a landing, three bedrooms and a bathroom, and a fabulous mezzanine area, currently used as a music room but with the versatility to serve a number of functions.

Marepool is situated in a tranquil spot overlooking the pond in the desirable coastal village of Bonchurch. With St Boniface Down providing shelter from the cooling northerly winds, and with further shelter from 'The Mount' to the south, Bonchurch makes the most of the famous Ventnor microclimate, and is also ideally located for breathtaking coastal and downland walks, numerous beaches and plenty of amenities. The nearby town of Ventnor has a fabulous range of boutique shops, fine eateries and supermarkets, and a famous sandy bay. Southern Vectis bus route 3 serves the upper part of the village and connects to Newport, Ryde, Sandown and Shanklin.

Welcome to Marepool

From the picturesque Bonchurch Village Road, gates lead into a courtyard, with a trellis arch complementing the glorious stone façade and perfectly framing the period front door to create a welcoming entrance.

Lounge

Presented in a neutral scheme with fresh white walls, the lounge is both spacious and cosy. A chimney breast adds character, and is home to a wood burning stove, set on a stone hearth and with built-in shelving either side. A window to the front aspect looks over towards the pond, a glazed door leads into the conservatory, and the lounge is open plan to the snug/dining area.

Snug/Dining Area

A versatile space, with plenty of room for a dining set, and currently home to a large bookcase which adds further interest. The snug/dining area features a chic cork floor, and has a door to the conservatory plus an open archway to the kitchen/breakfast room.

Conservatory

The magnificent P-shaped conservatory is a wonderful addition, and features a tiled floor with underfloor heating. The Victorian style glazing gives panoramic views over the garden and two pairs of French doors link inside and outside spaces.

Kitchen/Breakfast Room

The cork flooring flows through into the kitchen, which has a light, bright ambience, with a partial double height ceiling adding architectural interest and a full width glazed wall with French doors out to the garden. The kitchen is a stylish mix of beautiful sage green and natural wood cabinetry, complemented with timber worktops, decorative tile splashbacks and stainless-steel appliances. There is plenty of space for a breakfast table, and a lobby gives access to bedroom two and to the shower room, and to the stairs to the first-floor.

Bedroom Two

Ideally positioned on the ground floor, bedroom two is well proportioned and light, with soft neutral décor, cork flooring and a glazed door which leads out to the garden.



Shower Room

Offering the flexibility to serve bedroom two to enable ground-floor living, the shower room is a good size, featuring a large corner shower, a sleek concealed cistern WC and a basin with a mixer tap which is set into a bespoke hardwood worktop. The shower room is finished with fashionable soft pink tiles, and there is a window to the rear aspect. A useful full-height utility cupboard creates a perfect home for a washing machine.

Landing

A characterful turning staircase features a decorative timber balustrade and leads up to the gallery landing. A feature pendant light combines with a quirky round window to the rear aspect. There are doors to the primary bedroom and the bathroom, and a beautiful oak floor leads through an open archway to the mezzanine.

Bedroom One

Full of character, the primary bedroom is a good size, and has a vaulted ceiling with exposed beams, presented in fresh white décor over fabulous stripped pine floorboards. Dual aspect glazing provides lovely views over the garden and surroundings, and a built-in wardrobe provides useful storage.

Bathroom

The family bathroom blends fantastic wood panelling, finished in a soft tone, stripped pine floors and characterful windows to create a calm, relaxing space. A vaulted ceiling adds interest, and the white suite comprises a full-size bath with a shower mixer tap, heritage-style pedestal basin and a matching WC.

Mezzanine

A fantastic additional space, the mezzanine has a vaulted ceiling with exposed beams and Velux windows, wood panelling, exposed stone walls and oak flooring, and has a natural wood balustrade with a view to the kitchen windows below. Currently in use as a music room and snug, the mezzanine could be used as a study or as an additional reception room to serve the first-floor. A hallway leads to bedrooms three and four.

Bedroom Three

A generously proportioned bedroom, with twin aspect glazing providing stunning views over the majestic village pond and on to St Boniface Down behind. Period features include a fabulous fireplace, high, semi-vaulted ceilings and stripped pine floorboards.

Bedroom Four

The fourth bedroom is presented in a combination of white walls, painted floorboards and features a Velux window plus a decorative window to one end.

Outside

The enchanting garden extends to the east of the property, and is a blend of lawn, gravel paths and seating areas, and features a mix of mature shrubs and plants throughout which really enhance privacy. A pedestrian gate is full of character and leads out to Bonchurch Village Road, and further gates open onto a driveway which provides plenty of parking. Adjacent to the driveway, a substantial shed has recently been added, offering extensive storage.

Marepool is a unique, charming home which blends period character with beautiful styling and a flexible, flowing floorplan. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

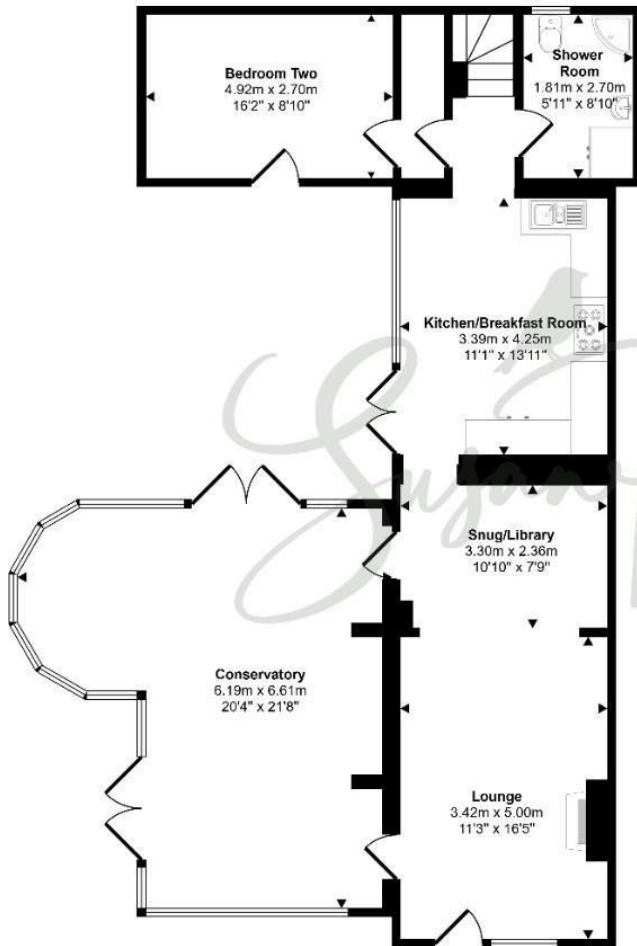
Tenure: Freehold

Council Tax Band: E (Approx £2,980.50 for 2024/25)

Services: Mains water, gas, electricity and private drainage (cesspit)



Approx Gross Internal Area
169 sq m / 1823 sq ft

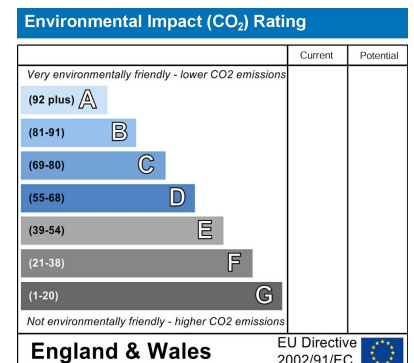
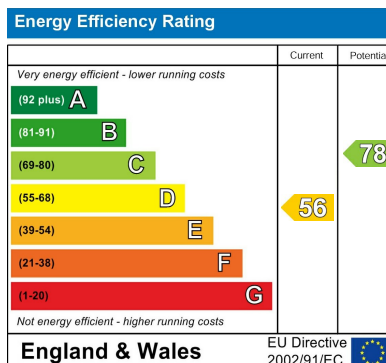


Ground Floor
Approx 98 sq m / 1056 sq ft



First Floor
Approx 71 sq m / 766 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.



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