

*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE



# Flat 1, Caithness

St. Boniface Road, Ventnor, PO38 1PL



**£400,000**  
LEASEHOLD



Significantly upgraded over recent years, this lavish two-bedroom garden apartment dates back to the Georgian era and retains a wealth of original features and grand proportions.

- A luxurious two-bedroom apartment
- Located in the popular coastal town of Ventnor
- South-facing garden with sea glimpses and summer house
- Principal bedroom with a freestanding bathtub
- High-specification, bespoke kitchen-diner
- Significant upgrading over recent years
- Outstanding finishes including stylish, bright interiors
- A wealth of original Georgian features and character
- Generously proportioned rooms with high ceilings
- Offered for sale chain free

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

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Dating back to the 1830s, this luxurious historical home was the subject of a complete transformation several years ago and has since been very well-maintained and further improved by the current owners. Exuding period grandeur and sophistication, the pristine interiors offer a neutral colour palette throughout and perfectly combine with the abundance of original features such as ornate ceiling roses with spectacular chandeliers (available by separate negotiation), elaborate fireplaces, voluminous coved ceilings, and handsome panel doors with architrave detail.

The spacious accommodation comprises an entrance lobby that seamlessly continues to a grand main hall, creating a sense of flow to each room and access to a beautiful terrace and a generous lawned garden beyond. Bathed in natural light and offering generous space, the living spaces feature cosy wood-burning stoves and comprise a sitting room featuring a large bay window and an extravagant kitchen-diner with underfloor heating and handcrafted bespoke cabinetry. Each of the bedrooms offer a spacious double-size, with the principal bedroom providing a touch of indulgence with a recently installed freestanding bathtub. The current owners have also upgraded the shower room to offer a beautiful heritage-style theme and a luxurious walk-in shower.

Situated on St Boniface Road in the popular seaside town of Ventnor, Apartment 1 Caithness is conveniently located for magnificent coastal walks and plenty of amenities including local shops, schools, and the beautiful seafront where you can take advantage of the island's southernmost golden beach. The town has a range of boutique shops, fine eateries and supermarkets, and regular bus services from Ventnor run through to both Newport and Ryde. Ventnor is renowned for its bustling arts scene with the Isle of Wight's multi award-winning Ventnor Fringe Festival that takes place every summer, and the Ventnor Botanical Gardens has over 23 acres of wide-open spaces containing rare, subtropical plants and trees which flourish in the unique microclimate enjoyed on the south coast of the Isle of Wight.

### **Welcome to Apartment 1 Caithness**

Steps from St Boniface Road lead you down to the private, partially glazed entrance door of the apartment with a hand-painted ceramic welcoming you to Caithness, No.1. Guests will enjoy pulling the butlers' doorbell to announce their arrival and an outside wall lamp is fitted to light the way after dark.

### **Entrance Lobby**

A beautifully floral tiled floor with pale blue tones awaits in the entrance lobby, with wood wall panelling to dado height which runs through the main hall. A discreet overhead cupboard houses the gas and electric meters. The ornate butlers doorbell hangs under the coved ceiling and an open doorway proceeds to hall.

### **Main Hall**

*extending to 38'07 (extending to 11.76m)*

A spectacular hallway with exposed wooden floorboards and deep skirting boards extending to a part-glazed rear door allowing natural light to flood through. With panel doors leading to all rooms, the hall features two strategically positioned Arroll cast iron black radiators, and the eye is immediately drawn to the two magnificent chandeliers and ceiling roses which adorn the hallway under the decorative ceiling and cornice. Thermostat heating controls are mounted on the wall and there is a large utility cupboard providing storage space, plumbing for a washing machine, and a Vaillant gas-combination boiler.

### **Sitting Room**

*19'0 max x 13'04 max (5.79m max x 4.06m max)*

The immediate sense of warmth and light as you enter the sitting room gives this room its cosy feel. An original ceiling rose, cornicing, and decorative ceiling complements the grand chandelier. Pride of place is the woodburner, set in the original fireplace with a hearth and mantle over. With wooden floorboards, this room benefits from a beautiful, full-height bay window with made-to-measure shutters, allowing for a spectrum of light into the room and an amazing garden outlook below.



### **Kitchen-Diner**

*24'07 max x 12'06 (7.49m max x 3.81m)*

This bespoke statement kitchen/dining room is fitted with a comprehensive range of top-quality handcrafted bespoke units, some of which are floor-to-ceiling high and have soft-closing drawers. The striking crystal chandelier hangs with pride under the beautiful ceiling rose. Finished in contemporary neutral tones with composite flock worktops and stone flooring, the under-cabinet lighting gives subtle illumination. The duo white ceramic Villeroy & Boch butler sink with brass mixer tap, and integrated Hotpoint dishwasher are set in an Island, along with additional useful storage and electric points. An elegant fitted dresser with glass doors has adjustable height shelving, perfect for displaying your glassware. With so much to offer, this wonderful living space also benefits from a 5 kW wood burner set in the original fireplace and there is space for an American-style fridge freezer. The elegant Lacanche Range cooker with 5 gas burners, 2 electric ovens, 1 gas oven and an induction plate presents another striking focal point and is negotiable in the sale. The bay window with tailor-made plantation blinds has French doors out onto the impressive decked veranda where you can arrange cosy seating to relax and enjoy the views and the garden.

### **Principal Bedroom**

*15'09 x 12'0 max (4.80m x 3.66m max)*

A continuation of the exposed wooden floorboards flows into this beautiful bedroom featuring a stunning free-standing bath, creating a haven of calm indulgence. A crystal chandelier takes pride of place under the ceiling rose and a window to the front is fitted with custom-made blinds. With a high shelved surround and hearth, the fireplace recess offers a place to position an elegant ornament. The room is warmed by a black cast iron Arrol radiator.

### **Bedroom Two**

*12'04 x 11'03 (3.76m x 3.43m)*

Again, featuring wooden flooring and a beautifully detailed ceiling rose, this second double bedroom enjoys an original fireplace, creating a charming focal point in this room. A cast iron radiator provides warmth and blinds are fitted to a window to the front aspect.

### **Shower Room**

*8'10 x 5'02 (2.69m x 1.57m)*

A doorway from the entrance lobby leads to the elegantly presented shower room with heritage-style floor tiling to complement a fitted dark vanity unit with a marble-style countertop. The unit incorporates storage, a rectangular hand basin and dual-flush w.c. A spacious walk-in shower features a rainfall-effect fixture and is beautifully finished with a white metro-tile surround. Fitted with recessed spotlights and a tall heated towel rail, the room also has a loft hatch and a frosted window to the side aspect fitted with a blind.

### **Outside**

To the rear of the property, central steps with pillars with terraced decking lead you down to a windy block paved path and grassed garden where shrubs and borders are well established. Edged with a combination of wooden spindle and glass balustrades, the split-level decked terrace offers ample space to arrange outdoor furniture, from which you can relax and enjoy the tranquil garden setting with glimpses of the sea beyond. A pretty summer house with double opening doors is a wonderful outdoor space to further enjoy the garden and stunning view back to Caithness. To the front of the property, at the bottom of the steps, is a paved courtyard area, and a useful cubby bin store.

### **Parking**

On-street parking is available on St. Boniface Road.

This fabulous garden apartment is the height of extravagance and offers a blissful seaside lifestyle in a highly desirable and picturesque coastal location.

### **Additional Details**



Tenure: Leasehold

Lease Term: 999 years from and including the 28/09/2016

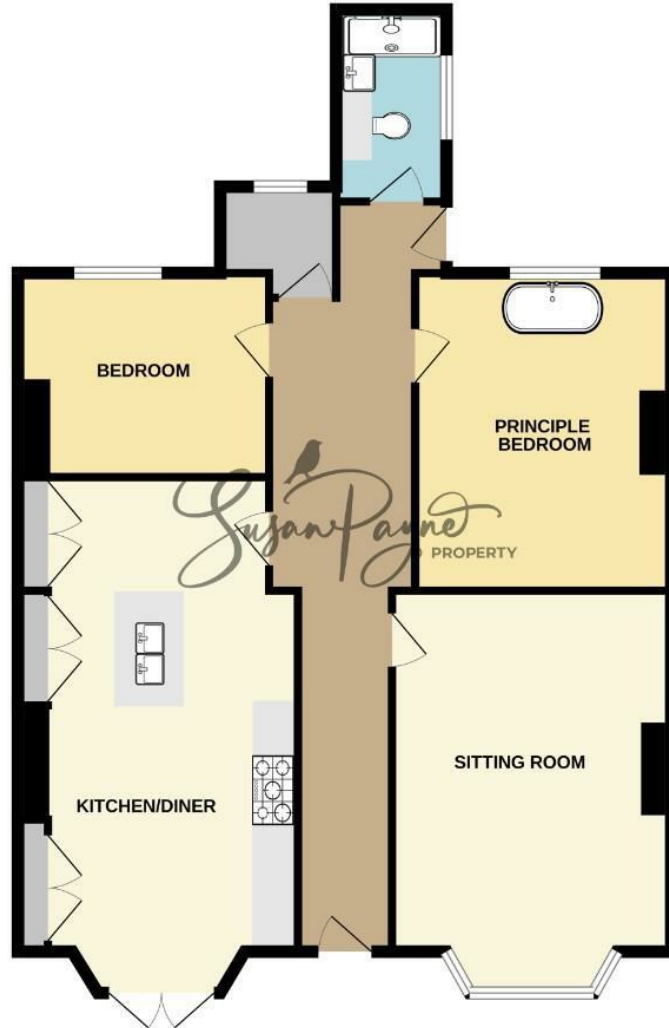
Maintenance Fees: Shared between three apartments as and when required.

Council Tax Band: B

Services: Mains water, drainage, gas, electricity.

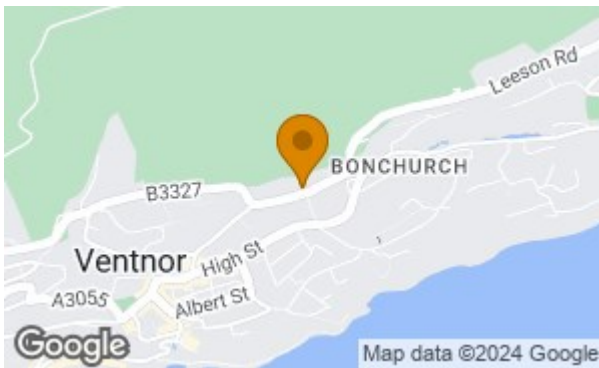


GROUND FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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>		64	74
	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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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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