

SPENCE WILLARD



2 Grange Court, Shore Road, Bonchurch, Isle Of Wight, PO38 1RF

A stunning garden apartment in a coastal position with period character.

VIEWING

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Grange Court constructed in approx 1840 and home to Charles Coombe of the Watney Combe Reid brewery is a tucked away Bonchurch residence that has been carefully arranged into several apartments, surrounded by beautiful gardens in an elevated position with glimpses to the sea. Grade II Listed, the building retains all of its beautiful period features including stone elevations, window masonry and ornate timber facias and high ceilings, deep skirting boards, original doors, windows and flooring throughout. The number 2 garden apartment benefits from overlooking its own beautifully well-maintained gardens and southerly aspect to the sea. There are three bedrooms, two of which are large doubles, an impressive sitting room with bay window seat, kitchen/dining room, utility room and two bathrooms. The gardens extend to the front and include a secluded area suitable for outdoor entertaining and dining. There is dedicated residence parking to the side.

Grange Court is situated in the enchanting village of Bonchurch which is steeped in history and largely comprising early Victorian stone villas, on the southern slopes of St Boniface Down and with various sandy bays below including Monks Bay. Nearby is the excellent Bonchurch Inn, whilst Ventnor's town center is also within a short walk providing an array of shops and restaurants as well as beachfront cafes and a fish market. The delightful Botanical Gardens have a range of sub-tropical plants that thrive in the area's excellent micro-climate.

Accommodation

Entrance

Timber door with glazed paneling enters a hallway with wooden flooring, high ceilings and deep skirting boards.

Sitting Room

This particularly impressive room has excellent proportions with 3.3m high ceilings, picture and dado rails, oak mantle over a gas fire inset with tiled hearth and surround. There is a deep bay window with seat and original window shutters.

Kitchen

A room of excellent proportions with space for a dining table in the center. There is a full range of shaker style lime wash finish, wooden kitchen units with tile worktops and a Franke 1.5 bowl sink with mixer tap over. Further integrated dishwasher and cooker with four ring ceramic hob with extractor hood over.

Cupboard

Housing unvented 170l cylinder with wall-mounted Vaillant gas fired boiler.

Bedroom 1

A good sized double bedroom overlooking the gardens with original timber window frames and shutters.

Bedroom 2

An excellent double bedroom with a full range of floor to ceiling wardrobe storage, including a hidden passage to a shower room/utility room. Comprising shower, pedestal wash basin, W.C. and washing machine with space and plumbing for a tumble dryer.

Bedroom 3

With space for a double bed and window overlooking the gardens.

Shower Room

With pedestal wash basin, shower and W.C. There is also a trap door to a cellar with full head height and further space for storage.

Outside

The private gardens extend to the front and are largely laid to lawn with a graveled non vehicular path crossing the middle providing foot only access to the further apartments in the building. There is a private area through an arch beyond offering a range of herbaceous trees, offering a secluded and tranquil garden space for outdoor dining and entertaining. There are many shrubs and hedging within well-tended borders. There is also a covered area to the rear of the apartment, offering additional storage space and rear access.

Parking

There is a dedicated space.

Services

Mains electricity, water and cess pit drainage. Heating is provided by gas fired boiler with unvented cylinder and delivered via radiators.

Tenure

The property is offered with a balance of a 999 year long lease of from 1975 and a 1/6 share of freehold. The building is currently managed by a residents committee with costs divided between the 6 residents in the order of £1,000 pa per apartment. Long term lets as are pets are permitted, however holiday lets are not.

Postcode

PO38 1RF

Council Tax

Band C

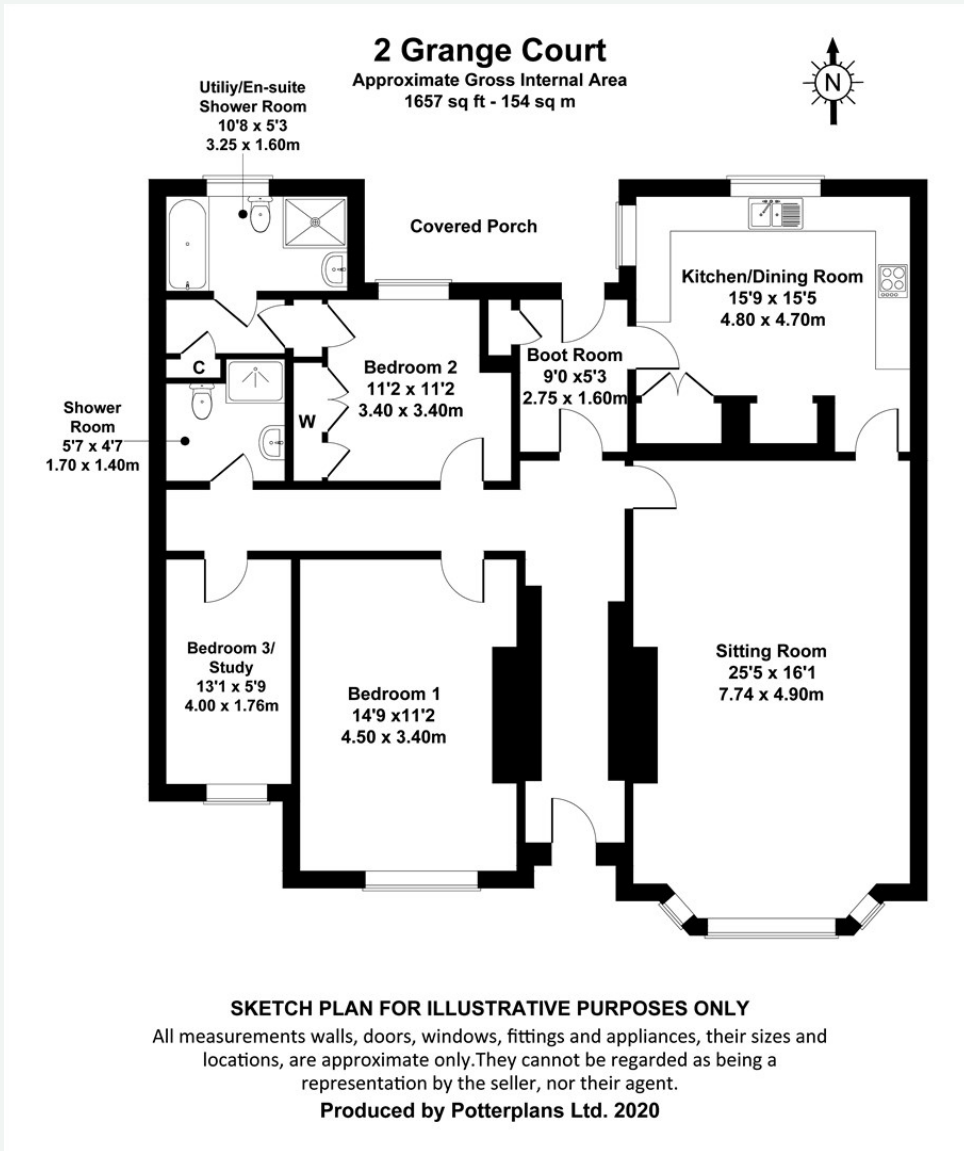
EPC Rating

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Viewings

Strictly by prior arrangement with the sole selling agents Spence Willard





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