

# SPENCE WILLARD



Culver View Lodge Carpenters Road, St Helens, Isle Of Wight, PO33 1YG

*Enjoying superb views over surrounding countryside and stunning sunsets, this attractive contemporary property includes extensive gardens, paddocks, garaging and a new self-contained annexe within a converted barn.*

VIEWING  
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Culver View Lodge is an attractive and recently modernised home offering unrivalled views over surrounding Area of Natural Landscapes (formerly AONB), downland and wildlife with gardens and paddocks extending in all to approx. 6 acres. In addition, there is a double garage, a large driveway at the end of a sweeping tree lined approach and a converted barn offers ancillary accommodation or an income stream within a beautifully finished annexe. With a high specification finish including new painted oak kitchen and glazed extension, this magnificent semi-rural property has a comfortable and spacious arrangement of five bedrooms with three bathrooms, gym and utility room. Open plan living space with balcony on the first floor enjoy exceptional views and to the horizon in the west. New white clad elevations with black windows and soffits with raised glazed balcony on galvanised pillars make for a particularly attractive property enjoying glorious views.

Ideally situated close to the picturesque village centre but also tucked away. With excellent coastal and country walks directly from the property and only a short walk down to the harbour quay and the causeway across the mill pond to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has two village shops, two restaurants, a pub and a coffee shop, together with an antiquarian bookshop and excellent access to Bembridge Harbour, (approximately 600m distant) with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and around Priory Bay.

#### Accommodation

##### Ground Floor

##### Entrance Lobby

Steps up to an impressive entrance with timber doors inset within glazed side lights and plenty of space for hanging coats. Limewash wooden floorboards run through the hallway with a bespoke hard wood staircase.

##### Bedroom 3

A good size double bedroom with carpeted floors and garden access and outlook.

##### Bedroom 2

A bright double bedroom with southerly aspect, garden access.

#### Bedroom 1

A luxurious principal suite with fitted wardrobe storage and built in dressing table, ceiling fan and glazed vanity unit dressing area, a tiled walk in ensuite with shower, jacuzzi bath, wall hung hidden cistern W.C. and vanity unit wash basin. Another room enjoying natural light with sliding patio doors onto the terrace enjoying distant countryside views.

#### Bedroom 4

A double bedroom with views over the rear aspect.

#### Shower Room

A walk-in shower room with underfloor heating, wall hung hidden cistern W.C. and pedestal wash basin.

#### Bedroom 5/Integrated Annexe

Situated on the ground floor with access to the living area via a spiral staircase as well as patio doors to the garden. Ensuite shower room with shower, pedestal wash basin and W.C. This is an excellent space providing ancillary accommodation.

#### Utility Room/Gym

An extremely versatile and substantial room with access to the garage and rear door to the garden. Partitioned into two rooms there is plenty of storage space with cupboard housing wall-mounted Glow Worm gas fired boiler and cylinder as well as worktops with space and plumbing for the washing machine and tumble dryer and stainless steel sink with mixer tap and drainer. Large airing cupboard. The gym space has a mirrored wall, TV point and battened wall.

#### Integrated Garage

With automated roller door and block paved floor. A range of heavy duty integrated shelving and substantial loft space.

#### First Floor

Solid timber stairs with carpet steps rise to a stunning open plan space with panoramic views.

#### Open Plan Kitchen/Dining/Living Area

This exceptional room takes in the views over gardens and across the island in a westerly aspect. The kitchen has been recently fitted and connects to a dining space within a superb glazed extension with vaulted roof and climatically controlled Velux windows, sliding doors onto an incredible terrace with glazed balustrades. A new Shaker Co kitchen with painted oak storage units and stone worktops provides an excellent family space for dining and entertaining with a large breakfast bar island. Exposed brick walls makes for an excellent feature, whilst there is plenty of storage with hidden cupboards and a large pantry dresser cupboard. The kitchen boasts an impressive specification with space and plumbing for an American style fridge/freezer, under-mounted Franke 1.5 bowl stainless steel sink with instant hot Quooker filtered water tap over and 'slide and hide' Neff double oven, grill, microwave and plate warming drawer. Integrated wine chiller and a breakfast bar island with Neff induction 6 ring hob with integrated rising extractor. The living area enjoys views to the south and east and a log burning stove, sits upon a flagstone hearth with oak mantle. Herringbone effect vinyl tile floor runs throughout the first floor. W.C. with wash basin is hidden behind a pocket door within the pantry.





#### Self Contained Annexe

Converted from an old stable, this high specification one-bedroom lettable unit has vaulted ceilings within the kitchen, dining and reception room and a large bedroom with ensuite shower and built-in wardrobes. The subtle building fits in with the grounds and is dressed with black cladding and windows with a slate tile roof and enjoys its own private terrace overlooking a paddock and has parking to the front.

#### Grounds

An idyllic setting within fields and gardens extending to approximately 6 acres with a southerly aspect and views achieved from its elevated position. The house is principally accessed via electric gates and along an ornamental Pear tree lined gravelled approach with gardens enclosed by a post and rail fence and hedging either side. A secondary and original driveway entrance is located further up Carpenters Road towards St. Helens Green. There are three good sized paddocks with water and gated access below the gardens which are laid to lawn and approximately 1.5 acres. A range of mature trees, including a willow and some magnificent oaks make it a perfect and private rural setting, while the garden borders are well stocked and feature in-built lighting and irrigation. A fabulous, raised terrace with rendered box planters housing olive trees, lavender and agapanthus along the southern elevation sheltered by the veranda along with a large new terrace are ideal for outdoor dining and a BBQ area is protected on the eastern side of the house with a trellis fence and houses a built-in 19ft swim spa with hot tub at one end. A galvanised steel staircase connects to the balcony and living area on the first floor. There is plenty of parking for the house and the annexe which also sits in a private setting.

Lot 1 – House and Gardens – 1.5 Acres

Lot 2 – Southern Paddock – 2.8 Acres

Lot 3 – Western Paddock – 1 Acre

Lot 4 – South Western Paddock – 1 Acre – Available by separate negotiation.

#### Miscellaneous inc. Development Overage

There is uplift clause for any residential development of the paddocks extending to October 2049.

Planning permission has been granted to convert the current garage into a further bedroom with ensuite and also to build a separate double garage and swimming pool complex on the grounds. Building works have not commenced on either project. Planning documents available on request.

#### Tenure

The property is offered freehold.

#### Services

Mains electricity and water, drainage is via septic tank and heating is provided by gas fired boiler with un-vented cylinder and delivered via radiators on the ground floor and under floor heating on the first floor. The annexe is fitted with under floor heating powered by a gas fired combination boiler. Heating for the swim spa is provided by an air source heat pump.

#### Council Tax

Band D

#### EPC Rating

C

#### Postcode

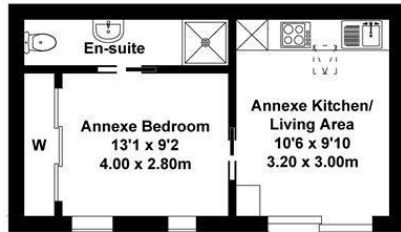
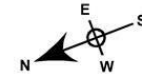
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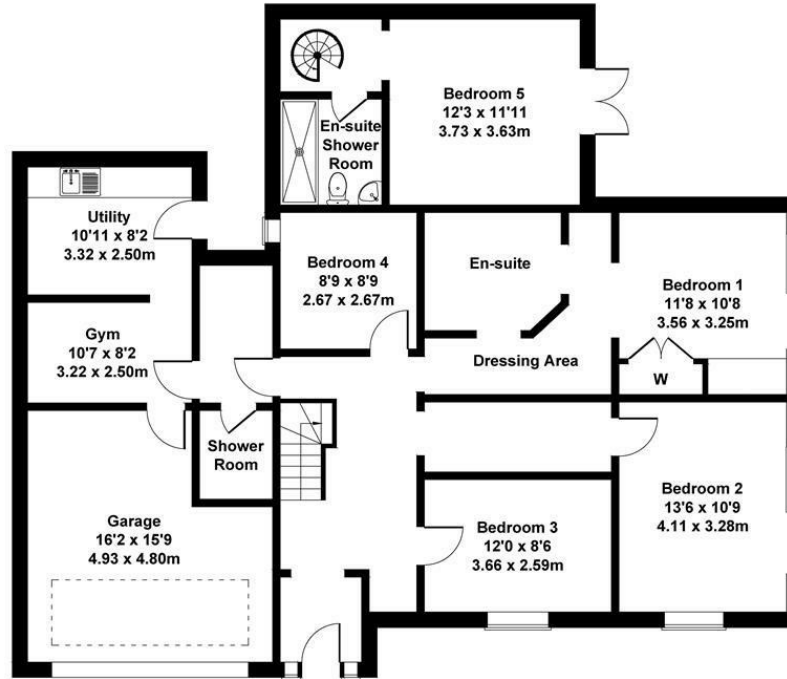


# Culver View Lodge

Approximate Gross Internal Area  
2755 sq ft - 256 sq m



ANNEXE



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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