



LITTLE PAX

30, Castle Close, Ventnor, Isle of Wight, PO38 1UD







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A charming, detached property, enjoying splendid views towards The English Channel, with a range of useful outbuildings & separate block of woodland, In all extending to 8.77 acres (3.54ha), available as a whole or in two lots.

LITTLE PAX

Ground Floor

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Rear Lobby | Cloakroom

First Floor

Landing | Bedroom 1 | Two further double bedrooms | Shower Room

Gardens and Grounds

Stone Terrace | Lawned Garden | Shed

Buildings

Timber Garage | Double Garage | Open Fronted Barn | Timber Barn

Woodland

Block of deciduous woodland extending to 8.77 acres

Whole - £850,000

Lot 1 - £795,000

Lot 2 - £55,000





SITUATION

Little Pax is on the western fringe on the coastal town of Ventnor, with nearby eateries such as Castlehaven & Smoking Lobster, only a few minutes' drive away. The property, enjoying a large plot, is close to Ventnor Botanical Garden, Ventnor Park (famous for its Fringe Festivals) and quaint shops in the Town Centre.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club. Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Malborough College in Wiltshire.

HISTORY

The house was erected by The Hon Hans Stanley when he was Governor of the Isle of Wight in the 1700's as his "summer house".

DESCRIPTION

A charming, detached property, enjoying splendid views towards The English Channel, with a range of useful outbuildings & separate block of woodland, in all extending to 8.77 acres (3.54ha). Available as a whole or in two lots.

Ground Floor

Entering the property via the entrance hall, leading into an impressive sitting room with sea views, bay window seat, wood burning stove with exposed stonework. On the other side of the property, there is an open plan kitchen and dining room with w/c. The window in the breakfast room enjoys views over The English Channel.

First Floor

The first floor enjoys three bedrooms, all double bedrooms, with most of the bedrooms benefitting from stunning views across The English Channel and a recently refurbished shower room.



GARDENS AND GROUNDS

A gated access to a track that leads through woodland to the cottage where there is parking. The driveway continues towards the outbuildings. A large terrace adjoins the western elevation of the cottage, and the garden extends to the east. Steps to either side of the of the cottage lead up to a level lawned garden bordered by mature trees from which there are also panoramic sea views.

BUILDINGS

Situated 60m west of the cottage are a range of outbuildings including a timber garage (5.5m x 5.7m), double garage (5.5m x 5.4m), with an update and over door and concrete floor, open fronted barn (6.5m x 5.55m) and a timber framed barn (14.2m x 6.6m).

WOODLAND

The woodland comprises a wide array of principally mature broadleaf trees making for a delightful natural setting and a haven for wildlife. There are various interesting rock formations and cliffs within these enchanting grounds. The woodland is subject to a Tree Preservation Order.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

Little Pax is offered for sale by private treaty as a whole, or in two separate lots.

Tenure

Freehold.

Rights of Way

There are no public or private rights of way across property.

Council Tax

F

EPC

E

Access

The property is accessed off Castle Close, via a private driveway leading to the property. Should Lots 1 and 2 sell separately, to two separate buyers, an area within Lot 2's freehold, will provide Lot 1 a right of way through the woodland into the main access to the property.

Services

House – Mains water, electric, gas and drainage.

Buildings – Some of the outbuildings are connected to mains electric.

Broadband

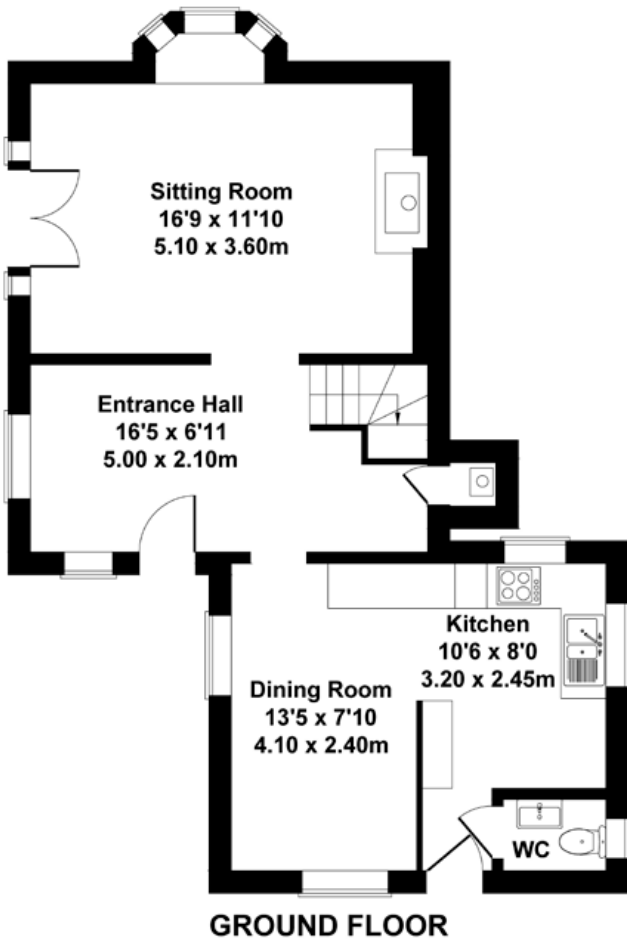
Up to 900 Mbps

Planning

The property is outside the Isle of Wight National Landscape and the Property is not listed.

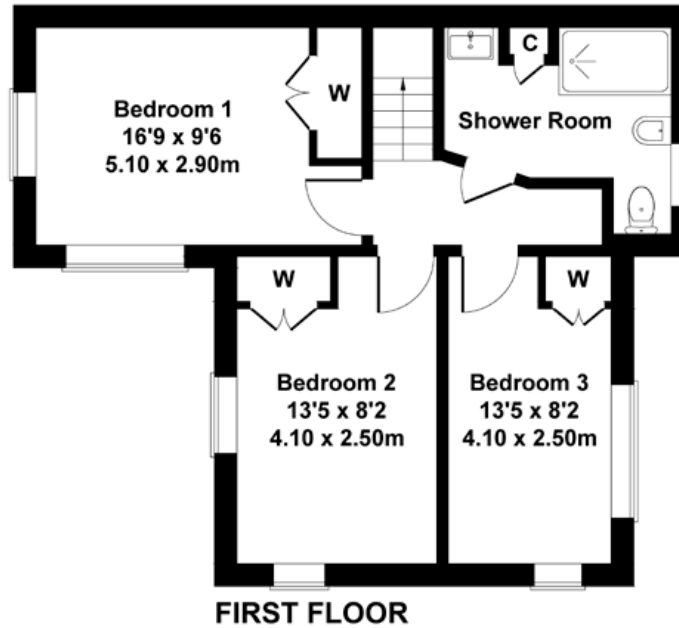
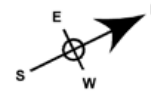
Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



Little Pax

Approximate Gross Internal Area
1087 sq ft - 101 sq m



Selling Agent

BCM, Isle of Wight office
Red Barn, Cheeks Farm, Merstone Lane,
Merstone, Isle of Wight, PO30 3DE

Jointly with

Spence Willard, Cowes Office
Waterside House, 72a High St, Cowes PO31 7RE

NB. These particulars are as at August 2024 and photography June 2023.

IMPORTANT NOTICE

BCM Wilson Hill, BCM LLP and BCM (IOW) LLP ('BCM') for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

Shooting/Sporting/Timber/Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Isle of Wight Council

Postcode

PO38 1UD

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Fixtures and Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.



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Viewings

Viewings strictly by appointment with BCM.



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