

SPENCE WILLARD



Castle End, Steephill Gardens, Undercliff Drive, St Lawrence, Isle of Wight

# *A stunning New England style home occupying an enviable south facing position a short walk from Steephill Cove with superb sea views*

VIEWING:

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This striking contemporary home has been well designed to make the most of the great southerly sea views from all living rooms and bedrooms, as well as a large balcony and south facing garden. A combination of spacious rooms, extensive glazing and vaulted ceilings to the first floor makes for an exceptionally light home. Completed around 2017 the property has been substantially extended and completely modernised to create a beautiful family home. There are double glazed windows and high levels of insulation making for a highly efficient home which also features a rainwater harvesting system. There is underfloor heating throughout whilst all living rooms and bedrooms have limed oak flooring. Good quality bathrooms have been installed in addition to plenty of built in wardrobe cupboards. There is a modern garage building providing a workshop and gym and a first floor room, with potential for creating an annex (subject to achieving the necessary planning consents). The south facing garden includes various terraces from which the views can be enjoyed and a heated swimming pool.

Situated in an enviable position on the western fringe of Ventnor, just behind Steephill Cove, elevated to overlook the cricket ground and Botanic Gardens, the property enjoys great sea views. Within a short walk, (less than 400m) is Steephill Cove, and there is also access to the surrounding stunning coastal path leading to further bays and coves. The area benefits from an excellent microclimate, the spectacular Botanic Gardens are just to the west whilst Ventnor itself has a good range of shops, bars and restaurants, and popular fish market.

## **ACCOMMODATION**

**ENTRANCE HALL** A part glazed front door opens to a spacious hall partly double height, with travertine flooring from which the staircase leads to the first floor. Coats cupboard.



**LIVING ROOM/DINING ROOM** An exceptional open-plan living space benefiting from sea views and doors opening to the terrace and gardens, a multi fuel stove and limed oak flooring extends through a wide opening to:

**KITCHEN** Comprising a good range of shaker style fitted cupboards with granite worksurfaces including an island unit with breakfast bar, twin ceramic sink, integral dishwasher, space for range cooker, (with extractor over) and for an American style fridge. Double doors open to a concealed **LARDER** with extensive shelving and cupboards.

**SITTING ROOM** A versatile further reception room, wide glazed doors and side panels providing sea views and access to the terrace.

**STUDY/BEDROOM 5** French doors to the garden, coastal views.

**UTILITY ROOM** Base and wall cupboards with timber worksurface, space for washing machine and dryer. Glazed door to garden.

**SHOWER ROOM** Large shower, wash basin and WC.

#### **FIRST FLOOR**

**LANDING** Linen cupboards.

**BEDROOM 1** An impressive room with a vaulted ceiling and glazed doors and windows across the southern elevation providing wonderful sea views and access to the balcony. Exposed timbers and tongue and groove panelling to the ceiling. Walk in wardrobe with extensive hanging space and shelving.

**BATHROOM EN-SUITE** Freestanding bath from which the sea views can be enjoyed, WC, wash basin and shower.

The **BALCONY** spans much of the southern elevation of the house and views extend to the Botanic Gardens, the cricket ground and out to the English Channel.

**BEDROOM 2** An impressive double bedroom with French doors to the balcony, superb sea views and a vaulted ceiling. Built in wardrobe cupboards.

**WET ROOM EN-SUITE** Shower, wash basin, WC and cupboard.

**BEDROOM 3** Dual aspect with a vaulted ceiling and great sea views. Twin wardrobes.

**FAMILY BATHROOM** Largely tiled in travertine, bath with shower over and screen, wash basin and WC. Velux window.

**BEDROOM 4** Dual aspect room with direct sea views and built in wardrobe cupboards.





## OUTSIDE

Pillars open to a driveway providing parking for numerous cars adjacent to which is the:

**GARAGE/WORKSHOP** Power, lighting and workbench.

**GYM** (which could revert to being a further garage) An external staircase leads to a room over the entire garage with Velux windows. There is power connected and water and drainage also laid on giving potential for conversion into an annex (subject to obtaining the necessary planning consent).

A paved terrace leads from the parking area to the front door with a large open-sided **PORCH**. The main garden lies to the south of the house where an extensive stone paved terrace accessed from the main living rooms, extends onto a large decked terrace with a partly glazed balustrade providing a great alfresco seating and dining area from which the wonderful southerly views can be enjoyed. Adjacent is a space for an outside kitchen area with slate providing a base for a pizza oven.

There is a **HEATED SWIMMING POOL** with a wide decked terrace surrounding it, heated via an air source heat pump and with filtration equipment. Steps lead down to a lawned garden enclosed by mature hedging with Apple and Pear trees. This forms a secluded and private south facing garden along with two garden stores.

To the front and rear of the garden is an old stone wall, (with the ownership extending to Undercliff Drive), including the driveway over which three neighbouring properties have a right of way.

**SERVICES** Mains water, electricity and gas. Private drainage. Gas fired boiler serving underfloor heating. Air source heat pump for heating pool.

**POSTCODE** PO38 1UQ

**TENURE** Freehold

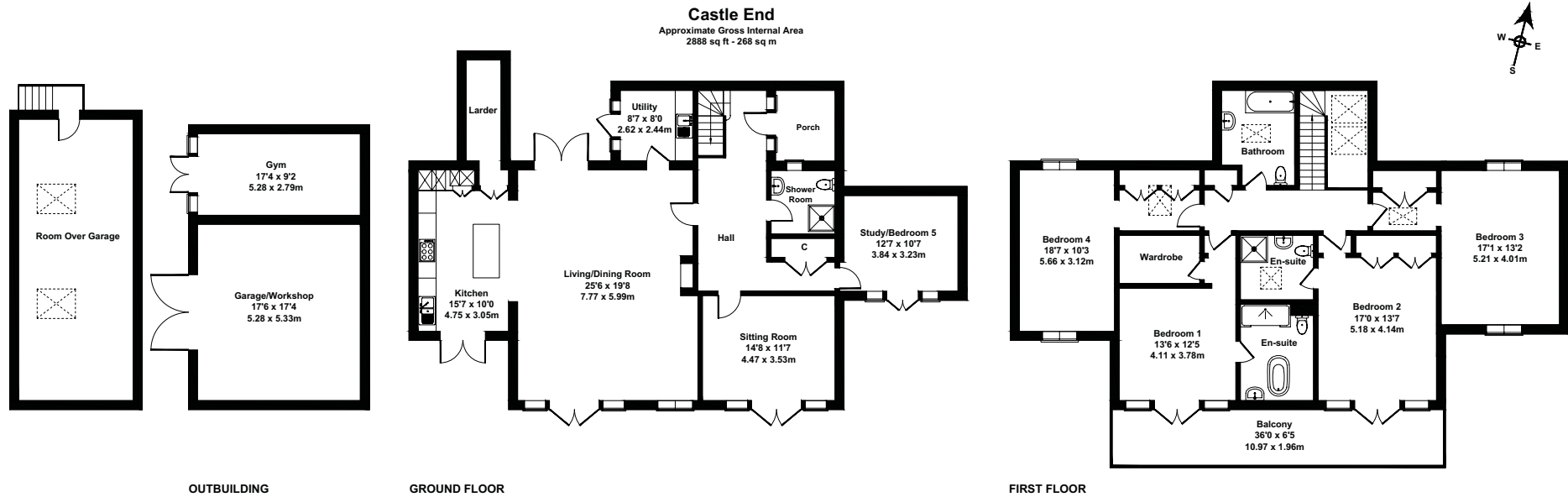
**COUNCIL TAX** Band E

**EPC Rating** C

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.







**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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