

SPENCE WILLARD



Inglewood, Old Park Road, St Lawrence, Isle of Wight

Occupying an exceptional coastal position, this fine Edwardian house provides light accommodation with sensational, unobstructed panoramic sea views

VIEWING:

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Situated on the southern fringe of the coastal village of St Lawrence, the property has a commanding position, providing superb far-reaching views across the surrounding rugged coastline and to the English Channel. There is pedestrian access to the coastal path and Binnel Bay along with access to numerous other coves and bays nearby. Being the most southerly house of the village, Inglewood offers the ultimate in seclusion and tranquillity with the panoramic southerly views encompassing one of the most picturesque parts of the Island's south coast.

Constructed in 1887 as the Estate Manager's house for the Old Park Estate, the house was then owned by German industrialist William Spindler who moved to St Lawrence for his health. Spindler was instrumental in the development of the Old Park Estate, Undercliff area and philanthropic projects that included the installation of piped water to Whitwell.

Designed to make the most of the southerly views, most rooms have dual aspects with large windows to take in the surrounding landscape and far-reaching views across the English Channel. The house is not listed, although retains many of its attractive original features, and now benefits from double glazing throughout along with the extensive modernisation that took place approximately seven years ago. A largely glazed contemporary garden room was also recently added making the most of the views.

Set in grounds of about 1.1 acres the property benefits from a modern oak framed car port/garage and a further detached workshop/garage, whilst the largely lawned gardens have an array of trees and shrubs and make for a stunning setting from which the diverse views can be enjoyed.



THE LOCALITY

The bustling hillside town of Ventnor is less than ten minutes' drive to the east with its sandy beach and plethora of pubs, restaurants and independent shops. Local eateries include The Seapot for a picnic-bench crab sandwich on the water, or the award-winning Smoking Lobster, True Food Kitchen at Castle Haven and The Bonchurch Inn is a favourite pub for locals and visitors alike.

A short distance from Ventnor seafront, at the Western side of the town, one can stroll through the beautiful award-winning Victorian Ventnor Park which has a bandstand for outdoor events in the Summer, this park leads onto the famous Ventnor Botanic Gardens at the Undercliff, where the town's micro-climate can be truly appreciated in a 22-acre sub-tropical paradise. A short walk from here lies Steephill Cove, home to the popular 'Crab Shed' and one of the Isle of Wight's best kept secrets, renowned by those in the know as one of the most relaxing beaches on the Island.

Access to the Island is by ferry, either from Portsmouth, Southampton or Lymington. There are good rail connections to all of the port locations, with trains from London to each being around two hours. Vehicle-carrying services arrive at East Cowes, Fishbourne and Yarmouth. Each ferry port is approximately a 30-minute drive to the property.

ACCOMMODATION

GROUND FLOOR

HALLWAY Approached by a partly glazed original front door and decorative stone porch on the southern (front) elevation of the house, original staircase and understairs cupboard.

CLOAKROOM Washbasin and WC.

SITTING ROOM With downland views to the rear and seasonal sea glimpses to the west. There is a double-sided wood burning stove and an opening to:

LIVING ROOM With southerly sea views and wood burning stove with decorative surround. A pair of partly glazed doors open to:

GARDEN ROOM An attractive, largely glazed room with an aluminium roof and roof lights providing exceptional coastal views. Bi-fold doors open to a south facing terrace. Built-in blinds. This recent addition has been built to a high standard and is well-insulated for use all year round.

DINING ROOM A beautifully light, dual aspect room with superb southerly sea views. Original fireplace with tiled and timber surround housing wood burning stove.

KITCHEN A range of base and wall cupboards with ceramic sink and solid timber worksurfaces. Space for dishwasher, washing machine and fridge freezer. Part-glazed door to garden.

UTILITY ROOM Worksurfaces, wall mounted boiler. Hanging area for coats.





**FIRST FLOOR
LANDING**

BEDROOM 1 A dual aspect room including a bay window providing views over the English Channel. Original fireplace with timber surround.

DRESSING ROOM With built-in hanging rails.

SHOWER ROOM EN-SUITE Tiled throughout. Shower, wash basin, with illuminated, heated mirror above, and heated towel rail.

BEDROOM 2 A light, dual aspect room with superb coastal views and built-in cupboards.

FAMILY BATHROOM Bath, separate shower, wash basin, with illuminated, heated mirror above, and heated towel rail.

BEDROOM 3 A dual aspect double bedroom with built-in cupboards and downland views.

STUDY/BEDROOM 4 Downland and sea views. Access to eaves storage.

OUTSIDE

The property is approached via a driveway lined with various trees and shrubs and opens to a parking and turning area. Adjacent to this is an attractive oak-framed **DOUBLE CAR PORT** with adjoining **GARAGE**, as well as a further **DETACHED GARAGE/WORKSHOP** which is served by power and lighting.

In all, the grounds extend to approximately 1.1 acres and whilst largely laid to lawn, the current owners have transformed part of the garden to provide easily maintained flower beds with stone borders, a vegetable patch, fruit cage and large Greenhouse. There is also a **POTTING SHED** and storage area out of sight.

The sea facing elevation has an extensive paved terrace with two small steps to a newly decked area that leads from the garden room.

SERVICES Mains water, electricity, shared private drainage system. LPG central heating.

EPC Rating F

COUNCIL TAX Band G

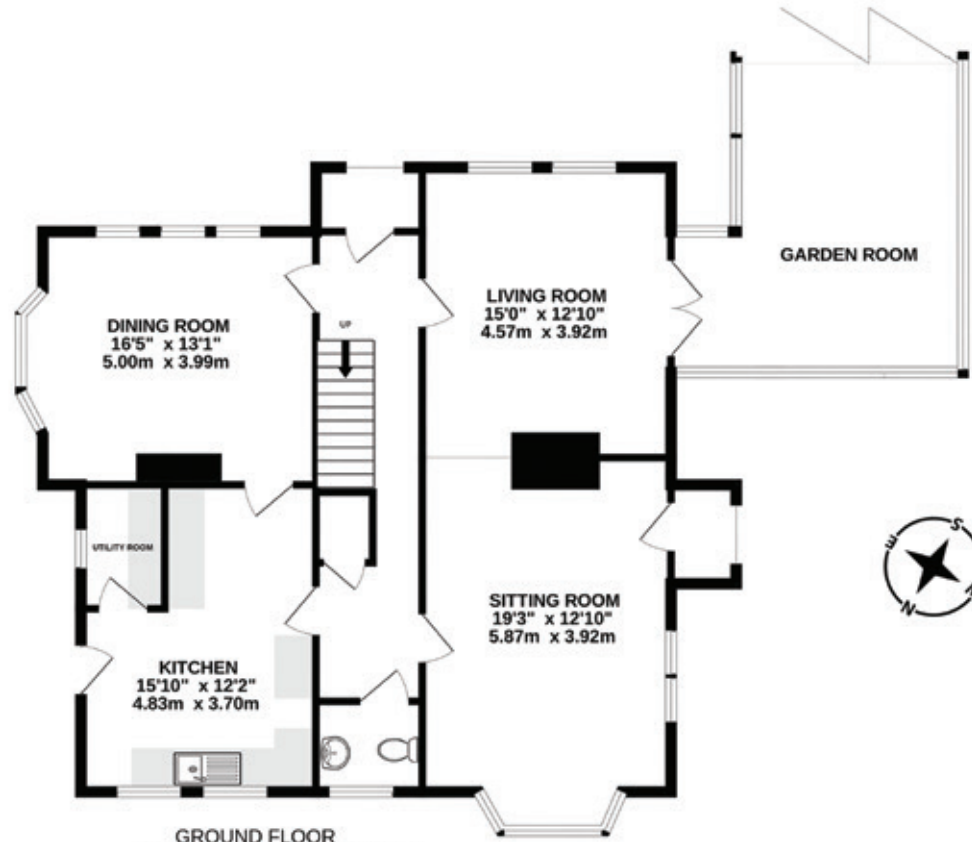
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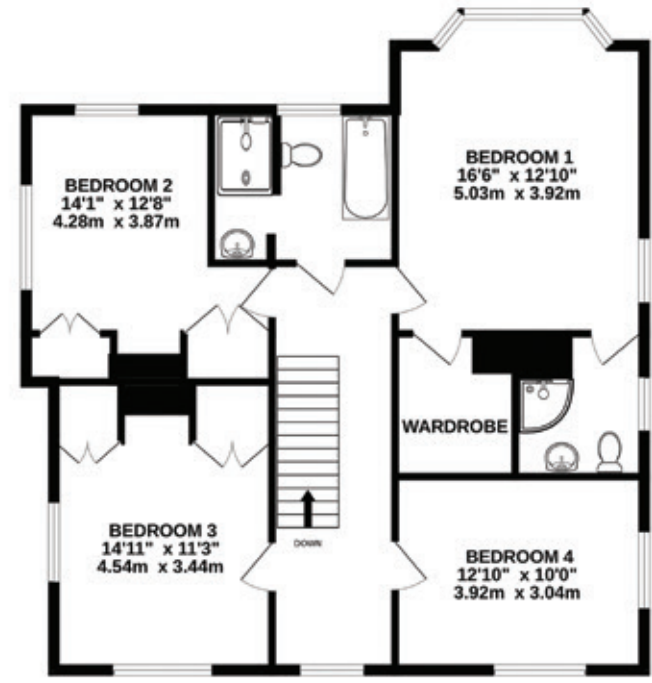
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.







GROUND FLOOR
1201 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.

TOTAL FLOOR AREA : 2134 sq.ft. (198.2 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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