

SPENCE WILLARD



Villa Angeletto, Belgrave Road, Ventnor, Isle of Wight

A handsome coastal villa which has benefitted from partial refurbishment with magnificent southerly sea views and a short walk from the beach

VIEWING:
COWES@SPENCEWILLARD.CO.UK 01983 200880
WWW.SPENCEWILLARD.CO.UK

Situated in a superb, elevated position within the Conservation Area and in close proximity to The Royal Hotel, this is a quiet and sought after area with easy access to the beach and coastal path. The town's amenities are just a short level walk away with a good range of bars, restaurants and shops. The Esplanade that runs along the Blue Flag sandy beach has further eateries and a fish market whilst the nearby Botanic Gardens thrive in the area's great micro-climate. The surrounding area has superb walks amongst a rugged coastline with numerous sandy bays and downland views.

Constructed in the 1830's as a private house, the property has an entry in Pevsner's Buildings of England series. The top floor was added around 1900 and for much of the 20th century, it was a doctor's surgery and home before becoming a hotel/guest house. The accommodation extends over four floors with the current owners having sensitively and comprehensively refurbished the ground floor and first floors, transforming it from a guest house into a stunning home. These floors have been reconfigured to provide particularly light and spacious accommodation to make the most of the views whilst retaining original features and high ceilings. New hot water and central heating systems have been installed, (except at the lower ground floor level) and the majority of the property has been rewired.

The ground floor now provides a superb drawing room and panelled sitting room, both benefitting from the views, along with a large kitchen/breakfast room, south facing conservatory and utility room. The first floor comprises a luxurious principal bedroom suite with dressing room and two separate shower rooms along with two studies. The top floor, whilst unmodernised, provides four bedroom suites, three of which benefit from the southerly sea views.

The lower ground floor remains unconverted but, when used as the guest house, provided the kitchen and owner's living accommodation. It offers great potential for a self-contained apartment with its own access to the front. The current owners have also discreetly installed a lift shaft leading to all floors ready to take a lift if a future owner requires it. The property is not listed, has UPVC double glazing throughout and provides a great opportunity to complete the renovation to suit a future owner's requirements.





ACCOMMODATION

GROUND FLOOR

Panelled front door opening to **ENTRANCE LOBBY** with coat cupboard and adjacent cloakroom.

INNER HALL A spacious core to the house with staircase to first floor.

CLOAKROOM with contemporary washbasin set in cupboards and WC.

KITCHEN/BREAKFAST ROOM A beautifully light, dual aspect room fitted with a contemporary kitchen incorporating an island unit with a wide range of built-in cupboards, drawers, quartz worktop and a range of NEFF appliances including twin ovens, five-ring hob with Franke extractor above and two undercounter fridges, freezer and dishwasher. One-and-a-half bowl stainless steel sink unit. Decorative fireplace (sealed) and glazed door leading to the garden. Wide opening to:

DRAWING ROOM An exceptionally light and well-proportioned room with high ceilings and superb views over the English Channel. An impressive stone-effect fireplace houses a wood burning stove whilst two wide openings with French doors that fold back open to the conservatory and provide wonderful sea views.

CONSERVATORY A UPVC framed structure extending along the southern elevation from which unobstructed views of the English Channel can be enjoyed. French doors to garden.

SNUG Panelled throughout and fitted with a range of built-in cupboards and book shelving with French doors to the conservatory.

UTILITY ROOM Solid oak worksurface, butler sink and space for washing machine. Twin direct hot water cylinders and Vaillant gas-fired boiler. Store cupboard.

FIRST FLOOR

SPACIOUS LANDING Store/Linen Cupboard.

PRINCIPAL BEDROOM SUITE A luxurious and superbly spacious suite comprising **BEDROOM** with superb southerly views extending from Ventnor Beach far across the English Channel. Decorative fireplace together with a series of built-in cupboards. Wide opening to **DRESSING ROOM** which also benefits from the views and with further built-in cupboards. **SHOWER ROOM EN-SUITE** Beautifully fitted with a large walk-in shower, washbasin set in vanity unit with marble surface and WC. **SECOND SHOWER ROOM EN-SUITE** With large walk-in shower, contemporary basin with drawers beneath, WC and heated mirror.

STUDY 1 With an outlook over the town.

STUDY 2/BEDROOM 2 With unmodernised **SHOWER ROOM**.



Bedroom 5

SECOND FLOOR

Unmodernised but providing **FOUR BEDROOM SUITES** (each with en-suite facilities) together with a **STOREROOM** and access to the lift shaft. The three double bedroom suites across the rear elevation all benefit from exceptional sea views with the shower rooms requiring modernisation but all in working order.

LOWER GROUND FLOOR

Unmodernised but providing great further potential for a self-contained apartment or for further accommodation. The lift shaft has been extended onto this floor. It otherwise includes the original guest house kitchen with a range of cupboards in place, access to the front elevation, (with steps leading up to the driveway) and hallway providing access to a series of rooms as shown on the floorplan including a bathroom. There is currently no heating and electric wiring needs attention in this area.

OUTSIDE

To the front of the property is a driveway providing parking for three cars in addition to which is a block-paved area of parking running along the front of the property. In all, the property extends to approximately quarter of an acre with the principal gardens being to the south of the house and forming a stunning feature. Immediately adjacent to the conservatory is a level lawned garden providing a superb outdoor seating area in which truly panoramic views of the Channel can be enjoyed as well as views towards the beach itself. The gardens slope down the hill and are planted with a superb variety of flowering shrubs and specimen trees with various paths meandering towards stone steps to a gated entrance at the bottom of the garden. This leads onto the public footpath to provide easy access to the seafront and coastal path.

SERVICES Mains water, electricity, drainage and gas. Gas-fired central heating (zoned).

EPC Rating D

TENURE Freehold

COUNCIL TAX Band G

POSTCODE PO38 1JH

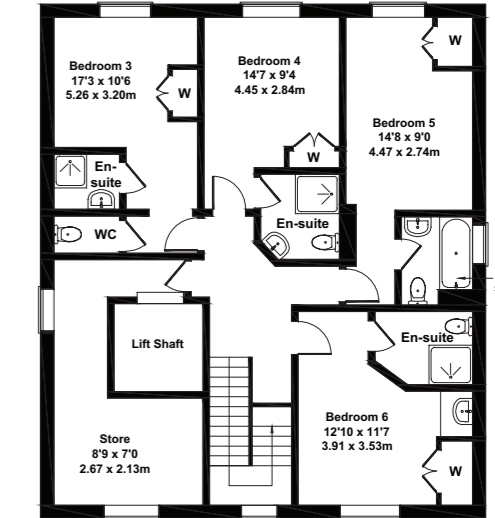
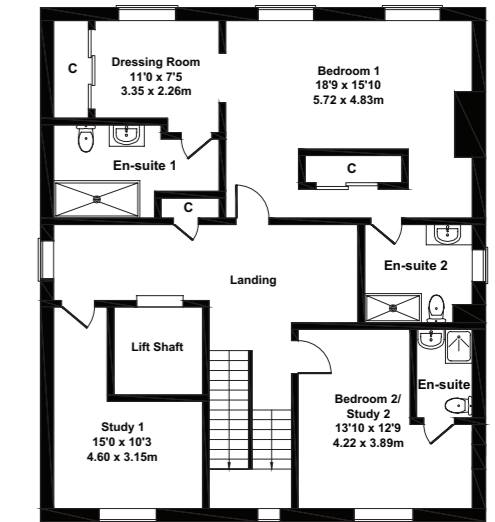
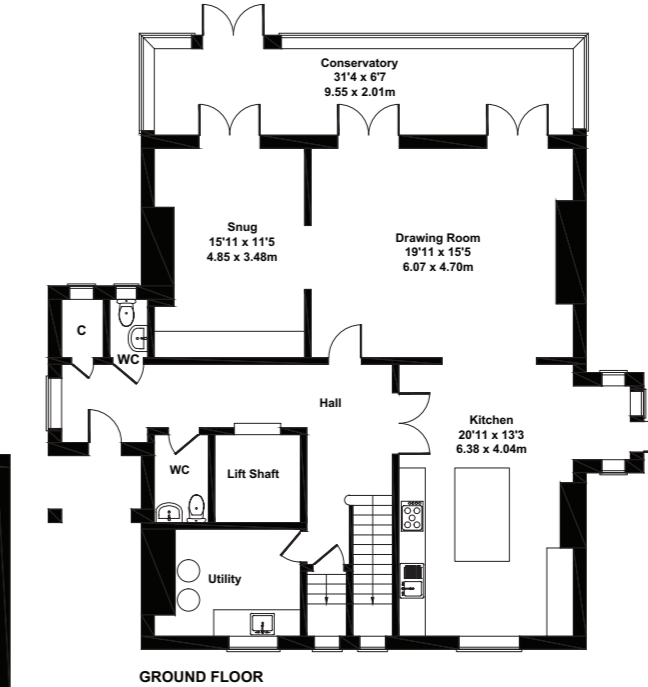
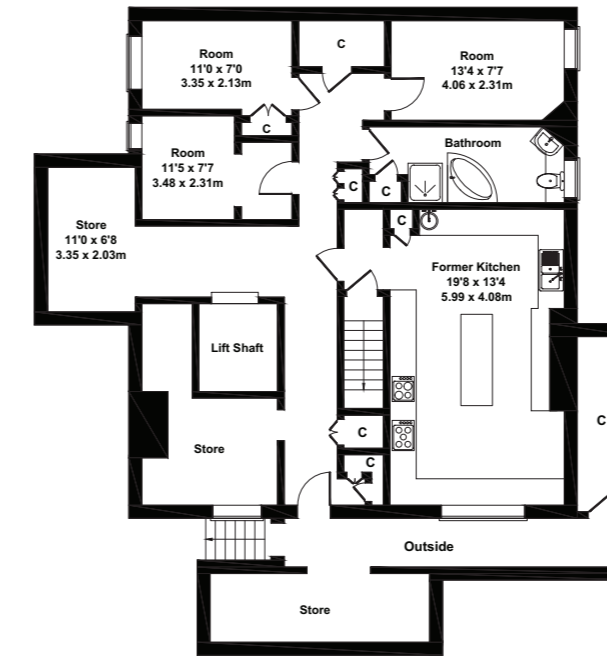
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

Villa Angeletto

Approximate Gross Internal Area
5420 sq ft - 504 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.