

SPENCE WILLARD



Little Pax, 30 Castle Close, Ventnor, Isle of Wight

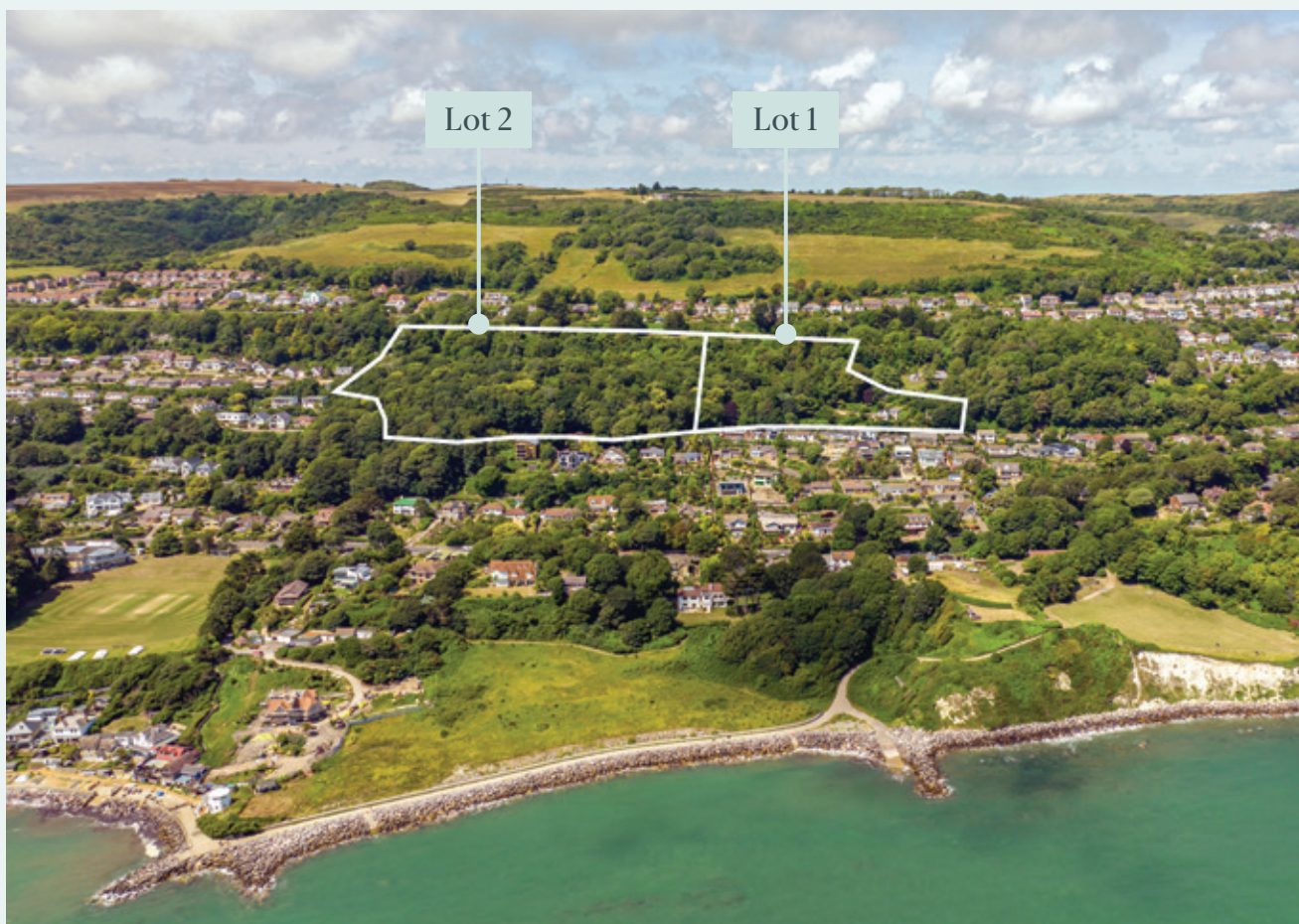
*A charming period cottage with southerly sea views and a range of outbuildings set in wooded grounds of around 3 acres. A further 5.77 acres of woodland available at Lot 2*

VIEWING:

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#### **LOT 1**

A rare opportunity to acquire a historic cottage within an elevated south facing setting with distant sea views, bordered by around three acres of mature woodland. 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". The cottage was designed to make the most of the southerly sea views and retains a wide range of period features and has been well maintained and modernised in recent years. Accompanying the house is a range of useful outbuildings and stores whilst the woodland provides a wonderful, secluded setting.

Situated within the western fringe of the coastal town of Ventnor, Steephill Cove is nearby as are the Ventnor Botanical Gardens whilst the town itself has beachside eateries along with a good range of shops and restaurants.

#### **ACCOMMODATION**

**ENTRANCE HALL** A spacious dual aspect room featuring an arched doorway and a pair of arched leaded light windows providing sea views. Tiled flooring and staircase to first floor. Store cupboard and cupboard housing gas-fired boiler.

**SITTING ROOM** An impressive room with a high curved ceiling with a pair of arched doors leading to the front elevation and providing sea views with a leaded light window above. In addition, there is a bay window with window seat to the western elevation. Woodburing stove set on a stone hearth with exposed stonework above.

**KITCHEN /BREAKFAST ROOM** Fitted with a good range of base and wall cupboards with work surfaces. Stainless steel sink unit, integral Neff double oven and four ring hob. Space for fridge, slimline dishwasher and washing machine. Tiled flooring extends into the dining area with an outlook of the garden and view over the English Channel.

**REAR LOBBY** With door to garden.

**CLOAKROOM** WC, wash basin.





**FIRST FLOOR  
LANDING**

**BEDROOM 1** A dual aspect double bedroom with spectacular panoramic views over the English Channel. Built-in cupboards.

**BEDROOM 2** A double bedroom with superb sea views and built-in cupboards.

**BEDROOM 3** A dual aspect double bedroom with built-in cupboards and an outlook to the rear as well as sea glimpses to the east.

**SHOWER ROOM** Modernised in recent years and tiled throughout with a large shower, wash basin with a range of built-in cupboards beneath, WC and bidet. Heated towel rail.

**OUTSIDE**

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.

Situated within approximately 3 acres, the property includes an area of mature woodland on the sloping partly terraced land. Situated around 60 m to the west of the cottage are the range of outbuildings comprising:

**SHED**

**TIMBER GARAGE** 5.5 x 5.7m ext. Water tap.

**DOUBLE GARAGE** 5.5 x 5.4m ext. with up and over door and concrete floor, power.

**OPEN FRONTED BARN** 6.5 x 5.55m

**TIMBER FRAMED BARN** 14.2 x 6.6m Shed

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.

**COUNCIL TAX** Band F

**EPC** Rating E

**SERVICES** Mains water, drainage, electricity and gas. Gas fired boiler serving central heating.

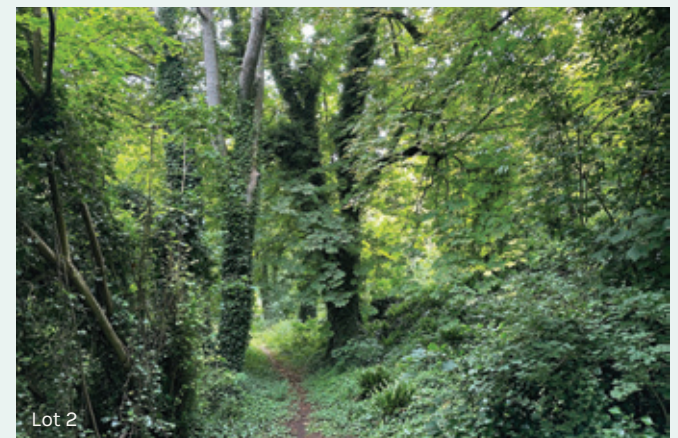
**LOT 2**

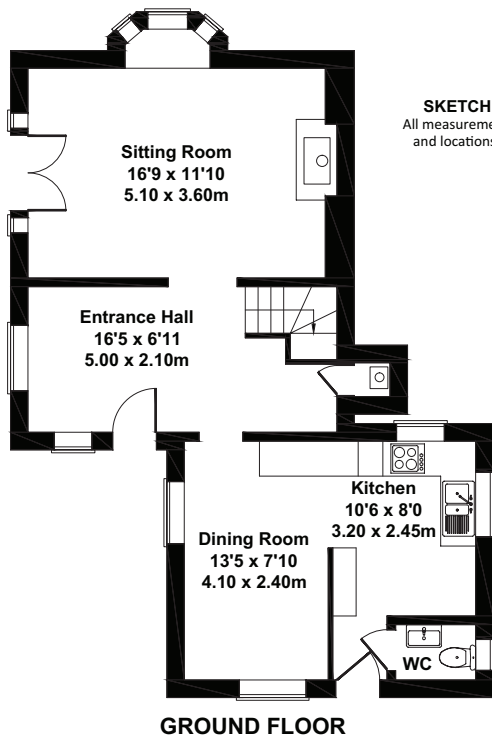
A further 5.77 acres of mature woodland to the north of Castle Close is available as a separate lot, as shown on the plan. Lot 2 will not be sold before Lot 1 if being sold separately.

**POSTCODE** PO38 1UD

**TENURE** Freehold

**VIEWING** All viewings will be strictly by prior arrangement with the joint sole selling agents, Spence Willard and BCM.

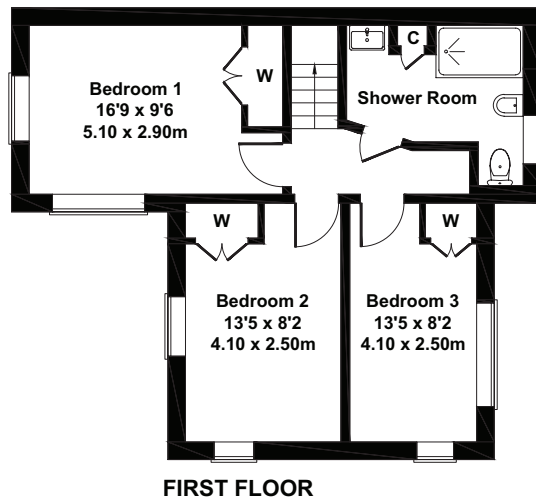




## Little Pax

Approximate Gross Internal Area  
1087 sq ft - 101 sq m

**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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