

SPENCE WILLARD



Underley, The Cliff Path, Bonchurch, Isle of Wight



A magical and unique coastal residence converted from stone outbuildings, forming a secluded environment with stunning southerly views and only a short walk from the beach

VIEWING:

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Beautifully converted from stone outbuildings which were formerly part of the East Dene Estate, the property occupies a wonderfully quiet and picturesque location just above Monk's Bay. Underley sits on the rural eastern fringe of this sought-after village, accessed by a private drive shared with only a few other properties which also benefit from this particularly quiet setting, only a short walk down to one of the Island's most attractive bays. East Dene, situated just to the west is one of the early Tudor-Gothic houses in the area, which was poet Algernon Swinburne's childhood home and where some of his earliest poetry was written. The area around Underley including the grounds of East Dene have recently been listed at Grade II on the Register of Parks and Gardens of Historic Interest in England. The area benefits from a great microclimate and became very popular in the Victorian era, regularly visited by the likes of Charles Dickens and retains The Bonchurch Inn, which dates back to the 1840s. There are superb coastal walks including to nearby Ventnor, where there are a good range of shops, bars and restaurants as well as popular fish market.

The accommodation is cleverly designed with the main conversion housing the reception rooms and kitchen to take advantage of the southerly sea views and has a superb principal bedroom suite including a dressing room, along with a potential second bedroom/study. There is additional bedroom accommodation set just across the path, (which both forms the approach to the house and divides the property as shown on the floorplan, (with potential for this to be joined subject to the necessary consents)). Most rooms have vaulted ceilings and large windows/glazed doors providing a beautifully light feel and easy access to the series of terraces and gardens which also take in the views. There is parking along with a single garage and the gardens include a pool with large terraces as well as an easily maintained garden enclosed by the converted stone outbuildings and mature hedging making for a highly private setting.



The name Underley comes from the ship which in September 1871 set off from the Thames with a cargo including cotton goods and gunpowder bound for Melbourne but became ship-wrecked in the bay below in a storm. The original carving of the name of the ship is now mounted on the house.

ACCOMMODATION

ENTRANCE HALL With coats cupboard and built-in drawers. Inner hall with airing cupboard and shelved cupboard with wide opening to:

KITCHEN BREAKFAST ROOM A beautifully light room with bi-fold doors across the eastern and part of the southern elevations opening to the gardens and providing wonderful views across the English Channel. Fitted with a good range of built-in cupboards with granite worksurfaces and 1½ bowl ceramic sink unit with mixer tap. Integrated appliances include a Siemens 5 ring hob with extractor over, dual Siemens ovens, American fridge freezer and dishwasher. There are a series of south-facing Velux windows that flood the room with light and are electrically controlled with rain sensors. Space for table and wide opening with steps to:

SITTING ROOM A really attractive room with two sets of French doors which open to the terrace from which uninterrupted southerly views across the Channel are enjoyed. Oak flooring, wood burning stove and built-in cupboards.

DINING ROOM This triple aspect room has large deep windows providing spectacular sea views.

STUDY/BEDROOM 2 With sea views and bookshelving.

SHOWER ROOM Shower, wash basin and WC.

PRINCIPAL BEDROOM Suite comprising:

BEDROOM 1 A double bedroom with French doors opening to the garden.

DRESSING ROOM Fitted with an extensive range of built-in cupboards.

BATHROOM EN-SUITE Beautifully fitted with a large walk-in shower, roll top bath, twin wash basin set on a marble surround with a range of built-in cupboards beneath, WC. Underfloor heating.

ANNEX

This versatile additional accommodation across the path from the main house has vaulted ceilings throughout and comprises:

ENTRANCE HALL Bookshelving, coats cupboard.

BEDROOM 3 A double bedroom with sea glimpses.

SHOWER ROOM Large shower, wash basin and WC.

BEDROOM 4 A double bedroom with sea views.

BEDROOM 5 Accessed via Bedroom 4 or with its own independent access from the garden, a double bedroom with a range of built-in cupboards.

UTILITY ROOM With space and plumbing for washing machine and dryer, Belfast sink. Oil fired boiler. Space for fridge and freezer.

ADJACENT WALK-IN STORE With extensive shelving and workshop.

GARDEN STORE Providing log storage, oil tank.



OUTSIDE

To the northern side of the property is a block-paved parking area with an adjacent **SINGLE GARAGE**. An entrance gate opens to a path providing access between the main house and the annex and leads down to the south facing gardens. Immediately adjacent to the sitting room is a large, decked terrace, ideal for outdoor dining and entertaining with built-in barbecue and spectacular southerly sea views. Steps lead down to a further large, paved terrace again with sea views and a **HEATED SWIMMING POOL** with a solar powered cover. Adjacent to this is a modest lawned garden enclosed by mature hedging with a greenhouse and timber summer house with beautifully planted borders. There is gated access from the bottom of the garden providing access down towards Monks Bay. The gardens provide an entirely secluded and private setting facing south with extensive lighting.

SERVICES Mains water and electricity. Private drainage. Oil fired central heating (serving the main house, guest suite and swimming pool on separate circuits).

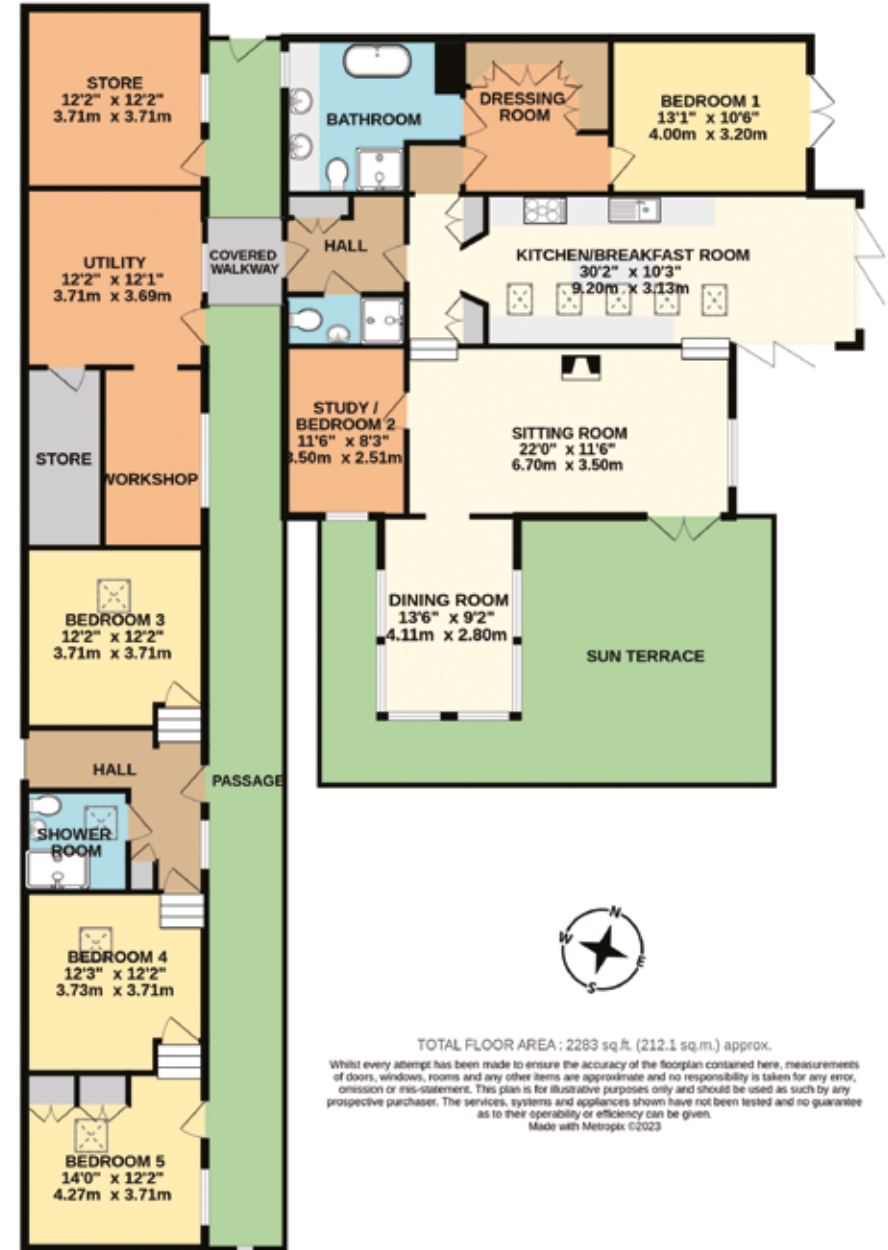
TENURE Freehold

EPC Rating D

POSTCODE PO38 1RL

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









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