

SPENCE WILLARD



Compton, Undermount, Bonchurch Village Road, Bonchurch, Isle of Wight



*A unique coastal home steeped in history and set in grounds of approx. 1.75 acres featuring exceptional principal rooms and fine original features*

VIEWING:

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Originally known as 'Undermount,' this Grade II, Listed property was once the cherished home of Sir John and Lady Pringle of the Pringle fashion company. Lady Pringle, who served as a mistress of the bedchamber to Queen Victoria at Balmoral, significantly shaped the property's illustrious past. In 1857, the elegant wing, now known as Compton, was added to accommodate Queen Victoria during her visits.

Designed to impress, Compton boasts a vast and ornate reception room adorned with an elaborate Italianate ceiling, featuring a circular Wedgwood plaque at its centre – a design so rare that the only other example exists at Windsor Castle. There is a painting of Aurora on the ceiling, a masterpiece still intact over a century later.

The sought after coastal village of Bonchurch gained its popularity in the Victorian era when the area's appealing microclimate combined with the dramatic southerly coastline led there to be many fine houses and villas built with many renowned writers of the era such as Dickens and Swinburne frequenting the area. The picturesque village retains a pub and the 11th Century church, whilst footpaths provide access to various bays including Monks Bay and excellent coastal walks. The adjoining town of Ventnor has a series of beachfront bars and restaurants, a fish market and the renowned Botanic Gardens.

Undermount is approached via a stone tunnel with a generous parking area, garaging and partly wooded grounds, the accommodation extends over three storeys and includes a lift. There is also a pedestrian path leading from the garden to the beach.





## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** Partially panelled with oak flooring and vaulted ceiling, a door opens to the rear garden and staircase to lower ground floor. A pair of large oak doors set in an impressive archway open to:

**DRAWING ROOM** An exceptional room in scale and design with 25 feet Italianate ceiling adorned with incredibly ornate original features including painted plaster mouldings in with rows of hanging crystal globes and in the centre, a Wedgwood medallion depicting the goddess, Aurora. There is carved oak panelling, cornicing with scrolls depicted lines from Psalms and an impressive marble fireplace with ornate timber surround, now housing a wood burning stove. A huge south facing bay window along with deep west facing glazed windows and sliding door that opens to the Winter Garden.

**WINTER GARDEN** A stunning largely glazed structure overlooking the gardens with split levels linked by a wide stone staircase formed from part of the original Winter Garden. The upper section includes a **SUMMER KITCHEN** and **DINING AREA** with ornate tiled flooring while the lower level includes planters and a pair of doors open to the terraced garden.

**BEDROOM 4** With vaulted ceiling and southerly outlook over the garden.

**CLOAKROOM** Wash basin and WC.

### STUDY

**INNER HALL** Lift leading to the First Floor and staircase with oak banisters and handrail leading to the First Floor.

### LOWER GROUND FLOOR

**BEDROOM 5** A spacious double bedroom with outlook to the garden.

**BATHROOM EN-SUITE** Concealed bath, shower, wash basin and WC.

**HALLWAY** With store room and extensive built-in cupboards.

**OPEN-PLAN KITCHEN LIVING AREA** A particularly spacious room with ample space for dining and seating with a southerly outlook over the garden. The **KITCHEN** area comprises an extensive range of oak fronted cupboards, two stainless steel sinks, gas-fired Aga with electric module with four-ring hob, space for fridge, dishwasher and washing machine. There is an adjacent **DINING AREA** opening to a well-proportioned **SITTING ROOM** with a wide window overlooking the gardens and fireplace housing a woodburning stove. A door leads into:





**UTILITY/BOOT ROOM** A generous room situated below the upper level of the Winter Garden with doors leading to the Winter Garden, driveway and rear garden. Housing dual Glow-Worm gas-fired boilers.

#### FIRST FLOOR

**LANDING** With lift access and built-in cupboards along with a **KITCHENETTE** comprising sink unit and cupboards.

**BEDROOM 1** An exceptionally light and spacious double bedroom with a wide glazed bay window overlooking the gardens and with seasonal sea views. A low-level partition separates a bath and wash basin with an adjacent WC. Built-in cupboards.

**BEDROOM 3** A double bedroom with a westerly outlook extending to St Boniface Down.

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

**BEDROOM 2** A double bedroom with a westerly outlook.

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

#### OUTSIDE

A pair of wrought iron gates open to a gravel driveway with turning circle providing parking with adjacent **GARAGE/STORE** with up-and-over doors. The gardens form an attractive, mature setting for the property. The property extends to approximately 1.75 of an acre, the principal garden lies to the south of the house comprising lawned gardens, various borders along with a wooded glade featuring an ancient copper beech tree and numerous other specimen trees to create a particularly quiet and secluded setting. There is also a pedestrian access from the property to the beach.

**SERVICES** Mains water, electricity and gas. Gas-fired central heating. Private drainage.

**TENURE** Freehold

**COUNCIL TAX** Band D

**POSTCODE** PO38 1RG

**EPC** Grade II, Listed

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







