



Nirvana

Steephill Court Road | Ventnor | Isle of Wight | PO38 1UH

FINE & COUNTRY

Step inside

Nirvana

This stunning, contemporary and south-facing coastal residence was built in 2011 to an extremely high standard, designed to be low maintenance and to make the most of the delightful sea views. Only a short stroll from the famous Ventnor Botanic Gardens and Steephill Cove and not far from the town centre, it is ideally located in a quiet neighbourhood, as a permanent home, or a wonderful weekend and holiday retreat, where you can happily enjoy wonderful walks in the surrounding countryside or down to the seafront. There are miles of safe dog walks, from the doorstep. As soon as you sweep onto the driveway and see the impressive exterior, with its white clapboard walls and vast double height windows, you will be excited to see what lies beyond the front door.

It opens into a wide lobby, with plenty of storage for coats and boots and leads to the superb sitting/dining room, that includes a fascinating spiral staircase to the first floor and porcelain tiles with underfloor heating, that flows throughout the house. At the other end of this room, there are bi-fold doors to the decked terrace, so you can always bring the outside indoors on a sunny day. An open archway leads to the attractive kitchen/breakfast room with gloss red units and white Corian worktops, housing an American fridge freezer, range cooker and a dishwasher, as well as a white central island/breakfast bar. It also has a door to the garden and another to a single bedroom, that could also make an excellent study for anyone working from home. This floor also includes a utility room and a light and bright, triple aspect double bedroom, with an en suite shower.

A charming seating area, with stunning views across to the sea, is a great feature of the first-floor landing. It leads to the contemporary family bathroom with a bath, separate shower and a vanity basin and three double bedrooms, including one with an en suite shower and the triple aspect ensuite master. This impressive room, with air conditioning, includes a large walk-in dressing area with adjoining laundry room, an en suite shower and a door to a covered balcony, where you can sip your morning coffee, or enjoy a nightcap before bed, revelling in the panoramic vista.

Outside the block paved driveway provides off road parking for three cars and leads to the garage/cycle store. The low maintenance, non-overlooked, secluded garden, includes decked terraces with delightful sea views and two useful outbuildings, as well as sub-tropical planting, that enjoy the local micro-climate.





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The house has been previously successfully holiday let, for a number of years, with the current holiday let valuation of £4225 per week being achievable. There is full fibre broadband available (up to 900MB) and existing internal and external contents are available by separate negotiation. Favourable pre-planning advice has been given for extending the property upwards to create a third floor if additional accommodation was required. Over the last 2 years, the property has been extended and extensively upgraded.

Ventnor is a friendly town and a haven for artists and holidaymakers alike. It became one of the more famous seaside resorts during Victorian times when Queen Victoria frequented Osborne House as she liked its unique micro-climate, making it one of the warmest places in the UK. The town has a delightful seafront with a traditional bandstand and great walks along the sea wall and beside the gorgeous Cascade Gardens as well as being able to stop off for some refreshment at the some of the popular pubs and restaurants. As Ventnor's all year-round climate is particularly mild it is notable for its superb Victorian Botanic Gardens, where you can enjoy a wander round a 22-acre sub-tropical paradise. The town has a number of sporting clubs including tennis, cricket, rugby, football, angling and bowling as well as a riding school, a local golf club and a selection of schools.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

Ryde Hover Travel & Catamaran Passenger Ferry	13.5 miles (35mins)
East Cowes to Southampton Ferry Terminal	15.3 miles (31 mins)
Fishbourne to Portsmouth Ferry Terminal	13.7 miles (30 mins)
Yarmouth to Lymington Ferry Terminal	18.9 miles (30 mins)

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Ventnor Golf Club, Ventnor	1.9 miles
1Leisure Heights, Sandown	7.1 miles
The Cabin Coastal Spa, Ventnor	0.6 miles
Ventnor Tennis Club, Ventnor	1.7 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	(12.6 miles) 01983 822099
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Education

Primary Schools	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
The Island Free School, Ventnor	01983 857641

Secondary Schools/Colleges

Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations V1 Form Campus, Newport	01983 522886
Ryde Private, Queens Road, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools

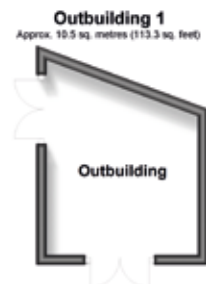
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917
St Catherines, Grove Road, Ventnor	01983 852722

Entertainment

The Smoking Lobster, Ventnor
The Drunken Lobster, Ventnor
The Bistro, Ventnor
The TZ's True Food, Ventnor
The Royal Hotel, Ventnor
The Hambrough, Ventnor
The Hillside, Ventnor
The Spyglass Inn, Ventnor

Local Attractions / Landmarks

Ventnor Botanical Gardens, Ventnor
St Catherine's Lighthouse, Niton
Carisbrooke Castle, Newport
Osborne House, East Cowes
Model Village, Godshill
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, nr Arreton
Appuldurcombe House, Wroxall
Blackgang Chine Theme Park, Chale
Alum Bay Theme Park
Wildheart Animal Sanctuary, Sandown
The 'Old Village', Shanklin



GROUND FLOOR

Entrance Porch	
Lounge / Dining Room	25'8 x 13'5
Utility Room	6'5 x 5'11
Kitchen	18'6 x 14'
Study / Bedroom 5	10'8 x 6'8
Bedroom 2	16' x 13'
En-Suite Shower Room	11'9 x 4'1

FIRST FLOOR

Landing	
Living Area	19'2 x 13'5
Family Bathroom	8'6 x 8'1
Bedroom 1	16' x 12'4
En-Suite Shower Room	8'1 x 4'1
Balcony	16' x 5'5
Bedroom 3	16'7 x 14'
En-Suite Shower Room	8'11 x 4'2
Bedroom 4	12'8 x 10'11

OUTSIDE

Front Garden	
Driveway Parking	
Garage	13'1 x 10'2
Workshop	11'4 x 7'5
Storage Shed	9'5 x 7'5
Rear Garden	

Council Tax Band: F
Tenure: Freehold





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