



Delamere  
Bellevue Road | Ventnor | Isle of Wight | PO38 1DB



# Seller Insight

“The seaside town of Ventnor has its own microclimate and experiences milder weather than the rest of the island and England as a whole. It has a rich history of being a health resort for both holidaying celebrities, and for those suffering with respiratory conditions. During Queen Victoria's reign the Royal National Hospital was established for the treatment of respiratory diseases, particularly TB. The site is now the magnificent Ventnor Botanic Gardens, which showcases a spectacular display of flowers from around the world, thanks to Ventnor's unique climate.

Ventnor is a thriving fishing town and there's no better place to experience the wonderful, locally caught seafood than in some of the best restaurants in the country, right on your doorstep. The Hambrough's restaurant with Executive Chef Matthew Thompson features in the Michelin Guide, Good Food Guide 2022 & 2023. The highly regarded Royal Hotel has been a drawcard in Ventnor since Queen Victoria's day. There are many more fantastic restaurants in town and, of course, the well-known, ever-popular Spyglass Inn.

More recently, the town has become known for Ventnor Fringe Festival; an annual, week-long celebration of comedy, theatre and performing arts. The town has several sporting clubs including cricket, rugby, football and bowling. There's also a riding school and golf club close by. There is a selection of schools in the vicinity including the highly sought after Island Free School. There is also Ventnor Arts Club set in the beautifully renovated 1920's bank, showing films, music and NT live broadcasts.

There are also numerous footpaths accessing the beautiful surrounding countryside, or you can enjoy the spectacular sea views along the coastal path to Steephill Cove; a little gem of a place that has a couple of eateries serving Ventnor Bay crab and a gorgeous beach. Ventnor is the hub for the local communities of the nearby country villages of Bonchurch, Niton, St Lawrence. Here at Delamere, you are at the centre with all of the features of the town within easy walking distance. Delamere gives spectacular sea views and views over the town from just about every room. The views are further enhanced by the elevated position the property enjoys. The delightful location lends a sense of privacy in what is a busy little town.\*

\* 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.





# Step inside

## Delamere

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This stunning six-bedroom property has recently undergone a total renovation and partial rebuild to an exceptionally high specification and boasts spectacular, far reaching sea views. Originally built in 1895, the character features of this house begin externally, with the tastefully restored mouldings around the bay sash windows and pretty atrium porch, the Tudor style cladding to the second floor and ornate, carved facias. Other external benefits include a large gravel and paved driveway, with parking for multiple vehicles, as well as a brand-new garage, with oak double doors.

Inside the property, off the large hallway, with its beautiful, Victorian style floor tiles, is a light and airy drawing room, with bay sash windows, wood flooring and attractive original fireplace. The full height, expansive cellar is accessed beneath the drawing room floor, reached via a hatch and wooden steps.

The remarkable kitchen / breakfast area is a brand-new extension, finished to an exceptional standard and includes quality, integrated appliances, to include an induction hob, two separate ovens, American style fridge freezer, wine cooler and an impressive central island, finished with an attractive granite work surface. The bifold doors and roof lantern create a beautiful, bright space and open onto the picturesque, low maintenance, Mediterranean style garden that's been paved across two levels.

Accessed from the kitchen is a separate utility room with a sink and plumbing for both washing machine and dryer. Also, off the kitchen, in the original house, is a formal dining room, with more beautiful wood flooring, an attractive exposed brick chimney breast with an inset wood burning stove, and a further reception room, that would make an excellent study or snug.

To the first floor there are three good sized double bedrooms, all with hardwood floors, and a family bathroom with a lovely free-standing bath and separate shower cubicle. Bedroom 1, at the front of the house, has another beautifully restored, original fireplace, an en-suite shower room and breathtaking views of the English Channel.

The second floor has a further three double bedrooms, en-suite shower room to bedroom 2 at the front of the house and well-appointed family bathroom, as well as a delightful balcony leading off bedroom 5, with far reaching views across the roof tops of Ventnor and the English Channel. The large attic on the landing is mostly floored and equipped with an electric hoist with a cage to aid moving items.

This is a perfect retreat for buyers seeking the charm and character of a period home with the peace and mind and convenience of modern features.









### Travel Information

12.1 miles - Ryde Hover Travel & Catamaran Passenger Ferry  
14.1 miles - East Cowes to Southampton Ferry Terminal  
12.1 miles - Fishbourne to Portsmouth Ferry Terminal  
19.5 miles - Yarmouth to Lymington Ferry Terminal

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](http://www.islandbuses.info)

### Leisure Clubs & Facilities

Ventnor Golf Club, Ventnor	0.9 miles
1Leisure, The Heights, Sandown	6.2 miles
The Cabin Coastal Spa, Ventnor	0.5 miles
Ventnor Tennis Club, Ventnor	0.5 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	(11.2 miles)
	01983 822099

### Education

Primary Schools  
St Boniface C of E Primary School, Ventnor  
Niton Primary School, Niton  
Wroxall Primary School, Wroxall  
The Island Free School, Ventnor

Secondary Schools/Colleges  
Carisbrooke College, Newport  
Christ the King Upper College, Newport  
Island Innovations V1 Form Campus, Newport  
Ryde Private, Queens Road, Ryde  
The Bay CE School, Sandown  
Isle of Wight College, Newport

Learning Assisted Schools  
St Catherines School, Ventnor  
Medina House, Newport  
St Catherines, Grove Road, Ventnor

01983 854916  
01983 730209  
01983 852290  
01983 857641

01983 524651  
01983 53707  
01983 522886  
01983 562229  
01983 403284  
01983 526631

01983 852722  
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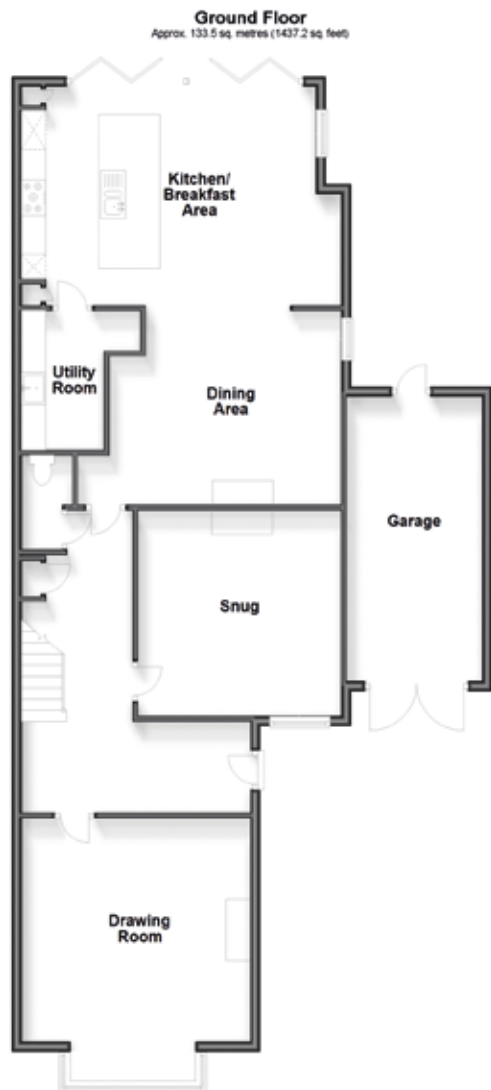
### Entertainment

The Buddle Inn, Niton  
White Horse, Whitwell  
White Lion, Niton  
The Hamborough, Ventnor  
The Royal Hotel Ventnor  
The Crab Shed, Ventnor  
The Met, Esplanade, Ventnor  
The Spyglass Inn, Esplanade, Ventnor

### Local Attractions / Landmarks

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 Arretton  
Appuldurcombe House, Wroxall  
Ventnor Botanical Gardens, Ventnor  
Blackgang Chine Theme Park, Chale  
Alum Bay Theme Park  
Wildheart Animal Sanctuary, Sandown  
The 'Old Village', Shanklin





## GROUND FLOOR

Entrance Hallway	
Drawing Room	17'11 x 12'4
Snug	13'11 x 13'9
Cloakroom	
Dining Area	15'10 x 13'1
Kitchen / Breakfast Area	21'8 x 15'7
Utility Room	9'4 x 5'6

## FIRST FLOOR

Landing	
Bedroom 1	21'9 x 15'3
En-Suite Shower Room	
Bedroom 3	17'11 into bay x 13'11
	13'9 x 13'4
Bedroom 4	
Family Bathroom	

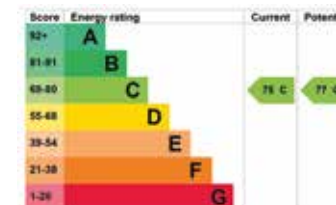
## SECOND FLOOR

Landing	
Bedroom 2	21'3 x 15'2
En-Suite Shower Room	
Bedroom 5	14' x 13'9
Balcony	
Bedroom 6	13'9 x 13'9
Bathroom	

## OUTSIDE

Driveway Parking  
Garage  
Rear Garden

Council Tax Band: E  
Tenure: Freehold





Fine & Country  
Tel: +44 (0)1983 520000  
[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)  
28 St James Street, Newport, Isle of Wight PO30 1HY

