



Price

£1,295,000  
Freehold

St Catherines Down, Whitwell, Ventnor, Isle  
of Wight, PO38

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Ventnor, Isle of Wight, PO38

11.9 miles from Fishbourne to Portsmouth Ferry  
13 miles from East Cowes to Southampton Ferry  
15.8 miles from Yarmouth to Lymington Ferry



A secluded, characterful modern gem nestled in nature, boasting expansive vistas accompanied by 10.25 acres of land. This unique property blends contemporary design with rural charm.



Attractive detached house at the end of a private rural lane

10.25 acres of land, 7.5 acres on a long lease from the National Trust

Substantial and well presented accommodation throughout



Large detached barn providing a variety of uses

360 degree views of breathtaking countryside and far reaching views

Large first floor balcony to relax





Located towards the edge of a rural private estate, the property offers a peaceful and relaxing atmosphere. The views are stunning, with the rolling hills of the South Downs visible from the front of the house. The property is a detached, single-story home built in 1990, featuring a stone portico entrance porch. The interior is bright and airy, with a large open-plan living and dining area. The kitchen is modern and well-equipped, with a large window overlooking the garden. The living area features a stone fireplace and a large window. The property is surrounded by a well-maintained garden with a large lawn and mature trees. The property is situated on a large plot of land, with a total area of 10.25 acres, 7.5 acres of which are leased on a 28-year term from the National Trust. The remaining land is owned by the property. Currently, the owner uses the land for grazing sheep, but due to its size, the possibilities are abundant for the new owner. The home is vast, with substantial accommodation on both the ground and first floors. It has been used as a successful bed and breakfast retreat by the current owners, with five bedrooms and five bathrooms. Three of the bedrooms are

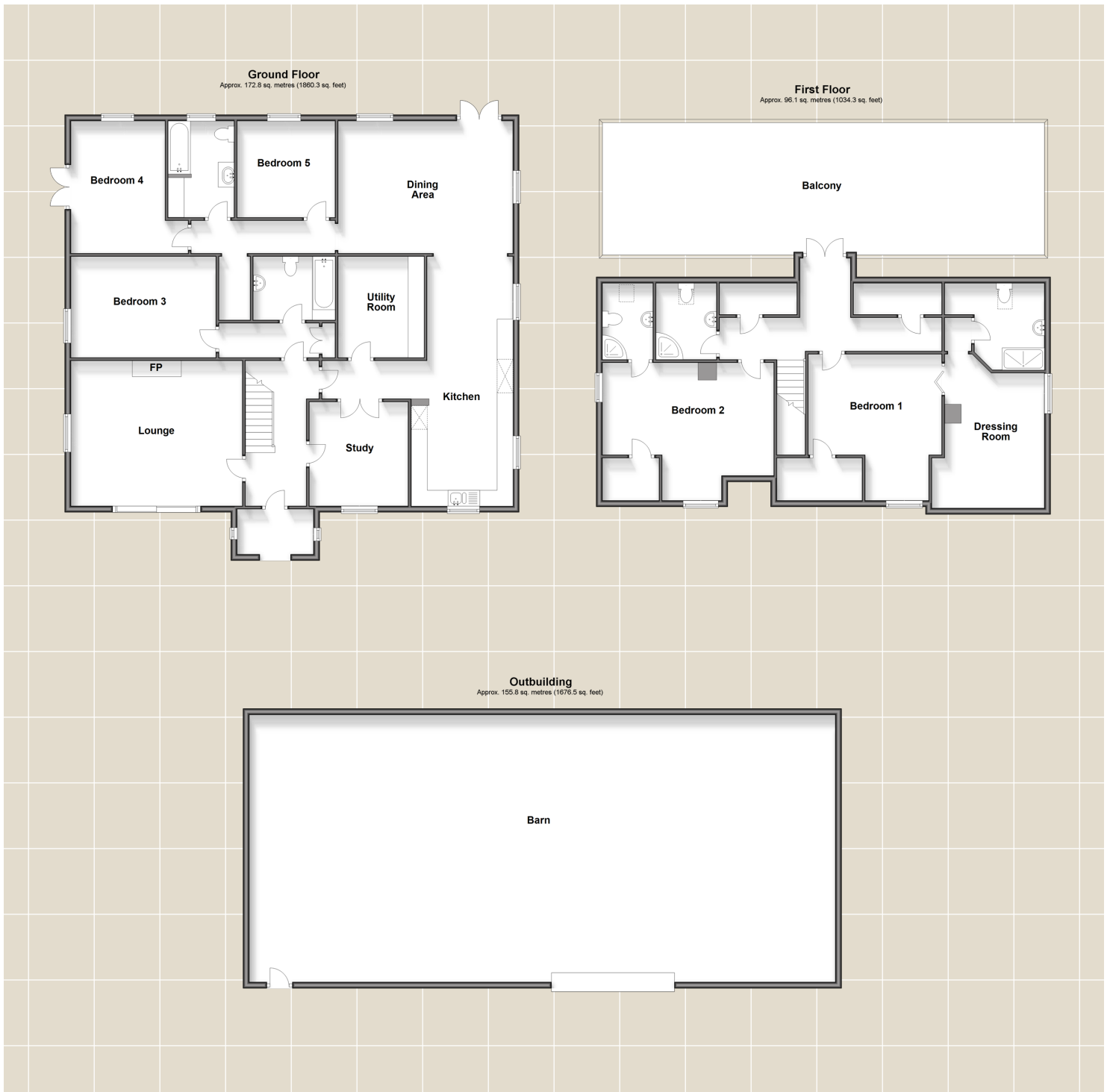
located on the ground floor, with two further double rooms on the first floor. The main bedroom is laid out currently as a suite with an additional room, which could be used as a dressing room or study, or alternatively a door put back from the main landing to allow for an additional separate bedroom on the first floor. The property was extended in 2012, with a large single storey extension, creating a fantastic kitchen-dining-living room, and two additional ground floor bedrooms with accompanying bathroom, whilst also creating a fantastic roof terrace which extends the full width of the home to enjoy the impressive surroundings. From every room in the home, there is an enchanting outlook, whether you are entertaining in the dual aspect sitting room, working in the ground floor study, with its floor-to-ceiling picture window, or laying in bed enjoying a rest in one of the large first floor double bedrooms. The views will never fail to take your breath away, an ever-changing tapestry of impressive countryside. From the property itself, there are an array of public footpaths and bridleways, and the historic

## What the owner says...

"We stumbled across our home over 30 years ago and fell in love with the peaceful setting, since then it has been a family home, a business and a place to relax and enjoy the wildlife, quietness and huge dark skies.

It's been a delight living here and hopefully the new owners will feel the same way too.

Due to its remote location, the property is heated with oil fired heating, however the current owner has sensibly installed solar panels, allowing them to benefit from the home's southerly and open aspect and assist in the property's running costs."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

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