



The Old Manse

Blythe Shute | Chale | Ventnor | Isle of Wight | PO38 2HJ

FINE & COUNTRY

Seller Insight

“ When I purchased this beautiful home, I had been searching for the perfect residence which exuded charm and offered me privacy, as well as views over the stunning surrounding landscape.

The property exceeded my expectations on first sight, and I have enjoyed many years of looking out over the everchanging views of the beautiful scenery and impressive coastline.

The location is ideal, with the well-appointed village of Niton, close by and easily accessible by car or bus and a vast range of interesting walks exploring this delightful part of the island.”*



* 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

The Old Manse

A fine detached home with commanding stature, steeped with character and occupying a superb, private plot, enjoying far reaching views of the rustic coastline of the southwest coast of the Island and the English Channel.

Secluded from the road, at the end of its own private, gated driveway, this beautiful property retains an abundance of impressive features, to include wonderful high ceilings, delightful character fireplaces and an ornate pitched roof entrance porch which leads through to a beautiful stained glass, oak front door.

Within its current ownership, a large oak framed car port has been added, complemented by its attractive slate roof, providing parking for vehicles to one side, and a substantial workshop to the other, provided with power and light. The property is also fitted with solar thermal panels for heating the water, benefiting from the property's southerly aspect.

On entering the ground floor of this substantial property through the impressive, tiled entrance porch, you are greeted into a sizable entrance hallway, with a beautifully crafted wooden staircase leading up to the galleried first floor landing. Original wooden doors lead off to the ground floor accommodation, which includes a dual aspect lounge, with a lovely ornate tiled fireplace and double doors accessing the south facing sun room which links through further double doors to the large formal dining room. The dining room also retains its original character fireplace and has an additional window facing to the west to optimise the setting sun.

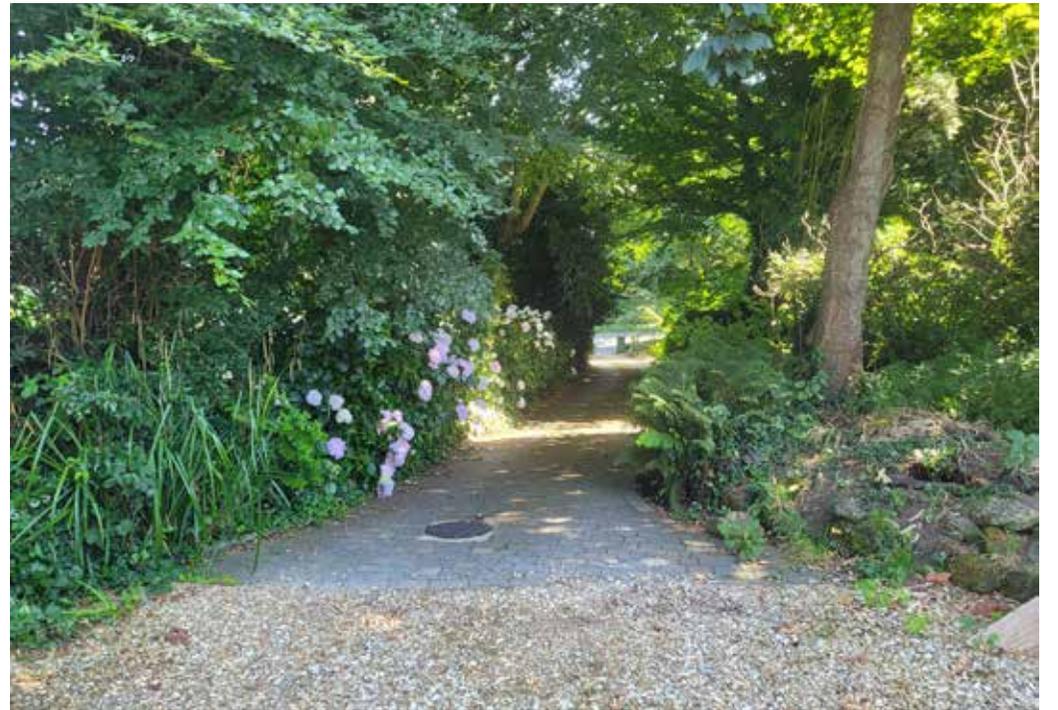
A large breakfast room sits adjacent to the kitchen, providing views over the entrance of the property and retaining original, tall, fitted alcove storage cupboards and a traditional 'Everhot', finished in an attractive cream enamel. The kitchen has a range of fitted units and a walk-in pantry and a door leads out from the kitchen to a covered rear porch, accessing a ground floor cloakroom and leading off to two enclosed storerooms, one of which is currently used as a wood store.

The first-floor accommodation comprises of four bedrooms, three of which are good sized double bedrooms, the fourth bedroom, a generous single bedroom which has been used as an office by its occupier, with impressive far-reaching views across the open fields, across the English Channel and along the coastline, as far as Freshwater Bay on a clear day. Concluding the first-floor accommodation is a family bathroom and a separate cloakroom.

The grounds of the home wrap around the property, with a treelined driveway, screening it from the road, and lawned gardens with mature shrubs and plants providing a tranquil private setting in which to enjoy this enviable location.

Located within walking distance of an array of coastal and country walks, the position of the home for buyers seeking a family home, with nature on their doorstep, will be delighted with this character offering.







Travel Information

14 miles - East Cowes to Southampton Ferry Terminal
 13.6 miles - Fishbourne to Portsmouth Ferry Terminal
 13.5 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

Leisure Clubs & Facilities

Ventnor Golf Club, Ventnor – 6.3 miles
 Leisure The Heights, Sandown – 10.3 miles
 Ventnor Tennis Club, Ventnor – 6.5 miles
 West Wight Sports Centre, Freshwater - 11.9 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 Road, Newport 01983 822099
 (9.9 miles)

Education

Primary Schools
 St Francis Catholic and C of E Primary Academy, Ventnor 01983 857449
 Godhill County Primary School, Godhill 01983 840246
 Niton Primary School, Niton 01983 730209
 Wroxall Primary School, Wroxall 01983 852290

Secondary Schools/Colleges:
 The Island Free School, Ventnor 01983 857641
 Carisbrooke College, Newport 01983 524651
 Christ the King Upper College, Newport 01983 53707
 The Bay School, Sandown 01983 403284
 Island Innovations V1 Form Campus, Newport 01983 522886
 Isle of Wight College, Newport 01983 526631

Learning Assisted Schools:
 Medina House, Newport 01983 522917
 St Catherines, Grove Road, Ventnor 01983 852722

Entertainment

The Buddle Inn, Niton
 White Horse, Whitwell
 White Lion, Niton
 Wight Mouse Inn, Chale
 The Crown Inn, Shorwell
 The Taverners, Godshell
 The Hambrough, Ventnor
 The Royal Hotel 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, Godshell
 Isle of Wight Donkey Sanctuary, Wroxall
 Amazon World Zoo Park, nr Arreton
 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

Approx. 100.6 sq. metres (1082.5 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.9 sq. feet)



GROUND FLOOR

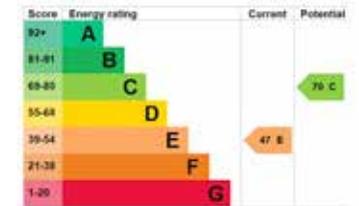
Entrance Porch	
Hallway	
Lounge	12'11 x 12'8
Sun Room	
Dining Room	13'6 x 12'11
Breakfast Room	9'11 x 9'5
Kitchen	10'9 x 8'1
Utility Area	
Rear Porch	17'1 x 4'10
Cloakroom	5' x 3'
Store Room	8'2 x 5'
Woodshed	8'1 x 6'2

FIRST FLOOR

Landing	
Bedroom 1	13'8 x 13'2
Bedroom 2	13'7 x 12'11
Bedroom 3	11'11 x 9'6
Bedroom 4	11'4 x 8'4
Bathroom	6'7 x 6'5
Cloakroom	7'6 x 3'5

OUTSIDE

Front Garden	
Driveway	
Carport	18'6 x 10'1
Workshop	16'4 x 10'2
Rear Garden	



Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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