



Western Lines
Steephill Cove | Ventnor | Isle of Wight | PO38 1UF

FINE & COUNTRY

Seller Insight

“*Ventnor 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 and it remains one of the most sought-after places to visit in the UK. It is also home to some of the best restaurants in the UK, with the Michelin starred Hambrough and the infamous Royal Hotel – a former favourite of Queen Victoria's that has lost none of its credibility since.*

There are many more fantastic restaurants in town including The Terrace that overlooks the bay – the perfect setting for a bite to eat or a drink.

Ventnor has more recently become known for the Ventnor Fringe Festival; an annual, week-long celebration of comedy, theatre and performing arts. The UK's oldest theme park, Blackgang Chine is just down the road, a place where the island's unique history combines with modern amusements.

*There are several sporting clubs within the parish including cricket, rugby, football and bowling. There is 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.**

* 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

Western Lines

This stunning coastal home offers breathtaking sea views, spacious interiors, and beautifully landscaped gardens that lead directly to picturesque Steephill Cove, a popular summer destination. Designed to maximize natural light and panoramic vistas, the property combines modern comfort with an idyllic seaside setting.

Upon entering the home, you are welcomed into a bright and spacious entrance hall, where a large glazed entrance floods the space with natural light. A staircase rises to the first floor, creating an inviting and airy feel.

The property features four generously sized bedrooms, each offering a unique perspective of the stunning surroundings. Bedroom 2 is a spacious double room complete with fitted wardrobes and spectacular views of the English Channel, providing a tranquil and picturesque retreat. Bedroom 4 is a charming twin room with a window that frames the sea views beautifully, creating a cozy and peaceful atmosphere. Bedroom 3 is a dual-aspect double room, benefiting from fitted wardrobes and breathtaking views extending over Steephill Cove and further towards Ventnor Bay.

The home also includes a well-appointed shower room, featuring a modern shower cubicle and hand basin, finished with stylish contrasting wall and floor tiling, serving the ground floor bedrooms. Additionally, there is a separate WC for convenience.

The first floor is designed for both practicality and enjoyment, with a galleried landing leading to the main living spaces. The spacious modern kitchen and dining room boasts attractive fitted wall and base units, complemented by wood-effect worktops. The kitchen is well-equipped with an

inset electric hob, fitted electric oven, and an inset composite sink with a drainer. A door provides access to a balcony overlooking the front gardens, offering the perfect spot for morning coffee while enjoying the fresh sea air.

Partially open to the kitchen, the sitting room is a highlight of the home. This spacious dual-aspect room is designed to make the most of the incredible sea views. Large windows frame the stunning scenery, and there is direct access onto the balcony, where there is ample space for a dining table. This outdoor area is ideal for al fresco dining or simply unwinding while admiring the breathtaking views over Steephill Cove and the English Channel.

The luxurious primary bedroom (Bedroom 1) is another dual-aspect space, offering sweeping views of both the cove and the open sea. Fitted wardrobes provide ample storage, and the room benefits from an ensuite bathroom, ensuring privacy and comfort.

The home is surrounded by beautifully maintained wrap-around gardens, featuring mature planting that enhances the natural beauty of the setting. These gardens slope down towards the cove, creating a private and serene outdoor space.

For parking and additional storage, the property includes a driveway and a garage, providing secure off-road parking and practical space for outdoor equipment.

With its breathtaking coastal views, spacious and light-filled interiors, and direct access to one of the most picturesque coves on the Isle of Wight, this home offers an exceptional seaside lifestyle, perfect for those seeking both comfort and natural beauty.







Travel Information

12.9 miles from Fishbourne to Portsmouth Ferry Terminal
14.8 miles from East Cowes to Southampton Ferry Terminal
19.3 miles from Yarmouth to Lymington Ferry Terminal

Leisure Clubs & Facilities

Ventnor Tennis Club, Ventnor	1.2 miles
Ventnor Golf Club, Ventnor	1.2 miles
1Leisure The Heights, Sandown	6.7 miles
Rew Valley Sports Centre, Ventnor	1.5 miles

Healthcare

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
South Wight Medical Practice, Niton	01983 730257
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	11.5 miles 01983 822099

Education

Primary Schools	
Godshill Primary School, Godshill	01983 840246
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290
St Francis Catholic & C of E Primary Academy, Ventnor	01983 857449

Secondary Schools/Colleges	
The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherine's, Grove Road, Ventnor	01983 852722

Entertainment

Restaurants / Bars
Bonchurch Inn, Bonchurch
The Buddle Inn, Niton
The White Horse, Whitwell
The White Lion, Niton
The Hambrough, Ventnor
The Royal Hotel, Ventnor
The Crab Shed, Ventnor
The Hillside, Ventnor
The Met, Ventnor
The Spyglass Inn, Ventnor

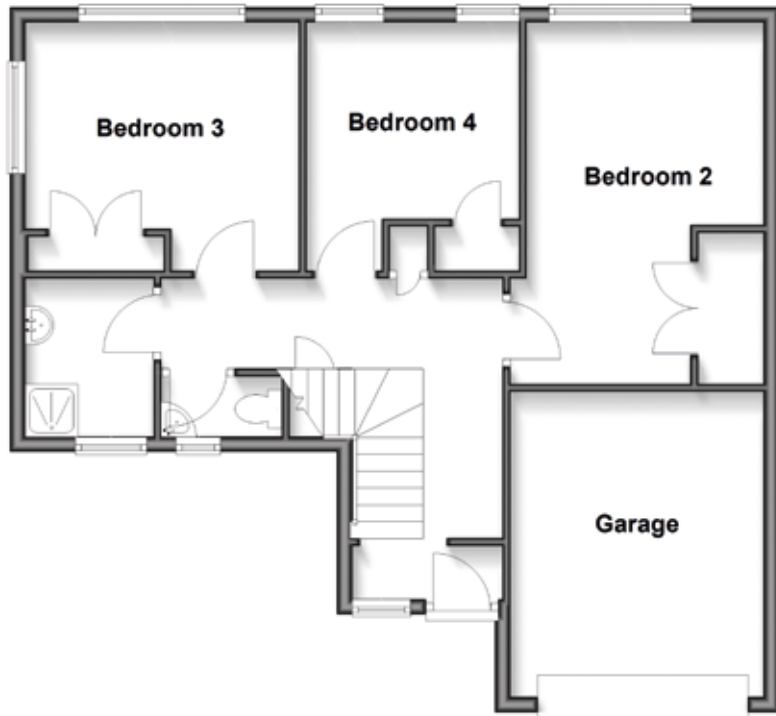
These bars and restaurants are available within a 15-minute radius of this home.

Local Attractions / Landmarks

Ventnor Botanic Gardens – Ventnor
St Catherine's Lighthouse - Niton
Hoy Monument – Whitwell
St Catherine's Oratory - Blackgang
Alum Bay Theme Park – Totland Bay
National Trust – Ventnor Downs, Ventnor
Appuldurcombe House - Wroxall
Donkey Sanctuary – Wroxall
Model Village – Godshill
The Wildheart Animal Sanctuary - Sandown
Blackgang Chine – Blackgang
Isle of Wight Pearl Centre - Chale

Ground Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



GROUND FLOOR

Entrance Hallway	
Bedroom 2	15'10 x 10'2
Bedroom 4	10'10 x 9'3
Bedroom 3	12' x 10'10
Shower Room	
Cloakroom	

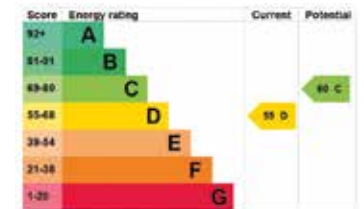
FIRST FLOOR

Landing	
Kitchen	15'10 x 10'2
Balcony	
Lounge	14'10 x 12'
Balcony	
Bedroom 1	12' x 10'10
En-Suite Bathroom	6'11 x 5'6

OUTSIDE

Front Garden
Driveway
Garage
Rear Garden

Council Tax Band: F
Tenure: Freehold



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