



St Mary's Lodge  
Spindlers Road | St Lawrence | Isle of Wight | PO38 1XD



# Seller Insight

“ St Marys Lodge has been our sanctuary, a place of great peace and tranquility. It was love at first sight, a home surrounded on every side by outstanding natural beauty and combined our two great loves, the countryside and a place by the sea.

*This has been our happy place, saturated in wonderful memories, both for us and our family and friends. St Lawrence, a lovely community to be part of, is so well placed to access every part of the island and at the end of each day, to be able to return to our own little piece of paradise.\**

\* 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

## St Mary's Lodge

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This distinguished residence has been meticulously upgraded and impeccably maintained, seamlessly blending contemporary refinement with timeless elegance. Significant enhancements include a landscaped, tiered garden, elegantly modernised bath and shower rooms, and high-quality replacement UPVC windows and doors. A notable feature of this property is the potential to configure part of the ground floor as a self-contained one-bedroom annexe, offering versatile accommodation options.

Positioned to capitalise on breathtaking panoramic sea views, the home has been thoughtfully designed to maximise natural light and foster a harmonious connection between interior and exterior spaces. The entrance hall provides an inviting prelude to the thoughtfully arranged living areas. A sitting room, featuring sliding doors that open onto a patio, presents an idyllic setting for relaxation or an additional bedroom to admire the coastal vistas. The expansive lounge / dining room, enriched by a striking brick-fronted fireplace with an inset log burner, exudes warmth and character. A dedicated office space offers a private and functional area for remote work or study, or even a cosy snug to relax and unwind.

The contemporary fitted kitchen is both aesthetically appealing and highly functional, incorporating premium integrated appliances, ample storage, and refined wood-effect work surfaces. Designed for efficiency, it provides dedicated spaces for essential appliances, ensuring optimal convenience. The layout flows seamlessly, offering direct views of the surrounding landscape and easy access to the main living areas. Concluding the ground floor accommodation is a double bedroom, adjacent shower room, as well as a useful utility area.

The upper level comprises generously proportioned bedrooms, all benefiting from serene outlooks. The principal suite and second bedroom, both double rooms, enjoy direct access to a private balcony, affording residents an opportunity to revel in stunning sea views. The fourth bedroom, is a generous single bedroom, and all of the bedrooms are served by an elegantly designed family bathroom featuring a sophisticated blend of tiled flooring and walls, a modern bath with an overhead shower, and a contemporary vanity sink.

Externally, the property continues to impress. The front aspect features a gated driveway with ample parking, leading to an oak framed carport and a fully equipped workshop with power and lighting. A staircase ascends to a versatile studio space above, ideally suited for creative endeavors, a home office, or potential guest accommodation. The low maintenance landscaped front garden, adorned with astro turf, gravel areas, and curated planting borders, creates a distinguished entrance to the home.

The rear garden serves as a true sanctuary, boasting uninterrupted sea views and an array of thoughtfully designed outdoor spaces. A decked platform at the rear provides an additional vantage point to admire the coastal landscape, while a gated pathway descends the landscaped embankment to the road below. Mature planting and well-maintained fencing further enhance privacy and seclusion.

This exceptional residence represents an unparalleled opportunity to acquire a home of distinguished quality and character in a peaceful village setting. Combining modern refinements with adaptable living spaces and a prestigious coastal location, it offers an enviable lifestyle defined by comfort, elegance, and breathtaking natural beauty.











**Travel Information**

12.9 miles from Fishbourne to Portsmouth Ferry Terminal  
15 miles from East Cowes to Southampton Ferry Terminal  
18.3 miles from 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 Tennis Club, Ventnor	2.5 miles
Ventnor Golf Club, Ventnor	2.5 miles
Ventnor Bowling Club, Ventnor	2.5 miles
Rew Valley Sports Centre, Ventnor	2.5 miles

**Healthcare**

Doctors Surgeries	
Ventnor Medical Practice, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 857288
The Bay Medical Centre, Sandown	01983 409292
South Wight Medical Practice, Niton	01983 730257

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	10.8 miles 01983 822099

**Education**

Primary Schools  
St Francis Catholic and Church of England Primary Academy, Ventnor  
01983 857449  
Wroxall Primary School, Wroxall  
01983 852290  
Niton Primary School, Niton  
01983 730209  
Godshill County Primary School, Godshill  
01983 840246

Secondary Schools/Colleges  
The Island Free School, Ventnor  
01983  
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  
The Bistro, Ventnor  
Smoking Lobster, Ventnor  
The Mill Bay, Ventnor  
Geranium Restaurant, Royal Hotel, Ventnor  
The Hambrough Restaurant & Bar, Ventnor  
The Met, Ventnor  
Bonchurch Inn, Bonchurch  
White Horse, Whitwell  
The Buddle Inn, Niton  
White Lion, Niton

These bars and restaurants are available within a 10 minute drive of this home

**Local Attractions / Landmarks**

Ventnor Botanic Gardens – Ventnor  
Hoy Monument – Whitwell  
St Catherine's Oratory – Blackgang  
National Trust – Ventnor Downs, Ventnor  
Appuldurcombe House - Wroxall  
Model Village – Godshill  
Shanklin Chine & Old Village - Shanklin  
The Wildheart Animal Sanctuary - Sandown  
Blackgang Chine – Blackgang  
Isle of Wight Pearl Centre - Chale

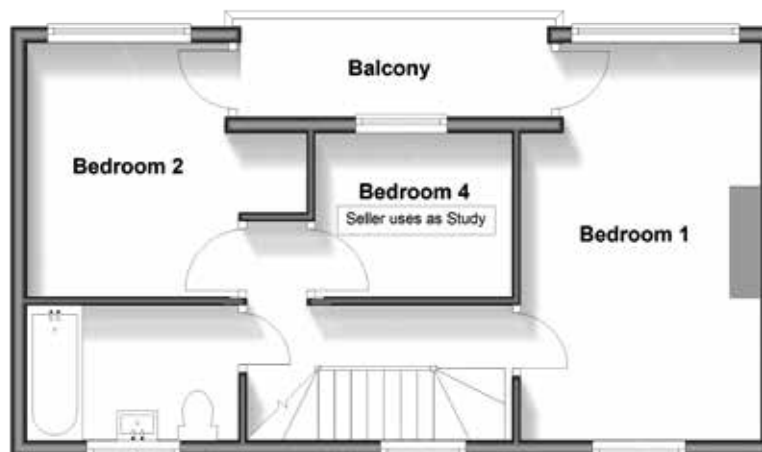
## Ground Floor

Approx. 79.2 sq. metres (852.6 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



## GROUND FLOOR

Hallway	
Bedroom 3	12'2 x 9'
Shower Room	10'2 x 7'1
Sitting Room	10'4 x 9'10
Kitchen	15'10 x 8'8
Lounge / Dining Room	21' x 15'10
Office / Snug	7'10 x 4'4

## FIRST FLOOR

Landing	
Bedroom 1	15'10 x 9'9
Balcony	
Bedroom 2	9'11 x 8'9
Bedroom 4	10'11 x 6'8
Bathroom	10'4 x 4'9

## OUTSIDE

Front Garden  
Carport  
Driveway Parking  
Rear Garden

Council Tax Band: E  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

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