

SPENCE WILLARD



La Falaise, Undercliff Drive, St Lawrence, Isle of Wight



## *An impressive Victorian villa benefitting from panoramic southerly sea views, and south facing garden*

VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

[WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



Built in 1865, this handsome stone villa was originally part of the Old Park Estate with accommodation over three storeys designed to make the most of the far reaching southerly sea views over the English Channel. The house is not Listed and provides characterful accommodation, retaining many original features and benefits from a range of modern comforts including two recently installed high quality bathrooms. Superbly proportioned reception rooms on both the lower ground and ground floors make the most of the sea views whilst there is a parking area for 2-3 cars along with an extensive south facing paved terrace at lower ground floor level, ideal for alfresco seating and dining and with an adjacent garden. The parking and main access are at ground floor level whilst the main terraces and garden are at lower ground floor level. There is planning consent for a car port, store and further decked terraces.

Situated within this sought-after coastal village, which has a village store and post office, as well as direct access to wonderful country and coastal walks, including nearby Woody Bay. The area is part of the Isle of Wight National Landscape, (formerly the Area of Outstanding Natural Beauty). Nearby, is the popular beachside town of Ventnor which offers a wider selection of popular independent restaurants, bars and shops, as well as fish market and renowned Botanic Gardens.





#### **LOWER GROUND FLOOR**

**HALLWAY** Staircase to ground floor and part glazed door leading to entrance lobby on the eastern elevation with coat hooks and access to the garden.

**CLOAKROOM** Wash basin set on oak shelf, WC.

**KITCHEN /BREAKFAST ROOM** Fitted with extensive base and wall cupboards with oak work surfaces, ceramic sink, and a range of integral appliances including twin Neff ovens, ceramic hob with extractor over and a wine fridge. French doors provide access to the terrace and distant sea views.

**UTILITY ROOM** A range of base and wall cupboards with oak work surfaces, ceramic Butler sink, space for washing machine, dryer and dishwasher. Part glazed door to the garden.

**DINING ROOM** A superbly proportioned dual aspect room with two pairs of arched French doors opening to the terrace providing sea views. Tiled flooring and ornate marble fireplace housing a modern Charnwood wood burning stove.



## GROUND FLOOR

Accessed from the front garden level via a paneled front door set in an ornate carved stone surround leading to:

**ENTRANCE HALL** Timber flooring and staircases leading to Lower Ground and First Floors.

**SITTING ROOM** A beautifully proportioned room with full height windows, high ceilings and panoramic views over the English Channel. Original marble fireplace with Charnwood wood burning stove.

**BEDROOM 2** A spacious dual aspect bedroom with fine sea views along with a contrasting outlook to the rugged, wooded cliffs to the north.

**DRESSING ROOM/ STUDY** Sea views.

**BATHROOM** Recently fitted with a contemporary suite comprising a roll top bath with mixer tap and shower attachment, large walk-in shower, wash basin set on a granite stand, WC, heated towel rail and shelved linen cupboard.







## FIRST FLOOR

**LANDING** An alcove with book shelving leads to a landing with refurbished timber flooring extending through the bedrooms.

**BEDROOM 1** A beautifully light triple aspect bedroom with far reaching views across the English Channel.

**SHOWER ROOM** Recently fitted with high quality suite comprising a large walk-in shower, contemporary wash basin set on marble topped washstand, WC and a range of built-in cupboards incorporating a shelved linen cupboard also housing a Vaillant gas fired boiler.

**BEDROOM 3** A double bedroom with superb sea views.

**BEDROOM 4** A double bedroom overlooking the South coast of the island, ornate decorative fireplace.

## OUTSIDE

A gated access leads to a parking area for 3 cars on the western side of the house.

A separate pedestrian access leads to the front door. Steps lead around the eastern side of the house to a side access via a partly glazed lobby into the ground floor along with access to the rear of the house where an extensive south facing paved terrace provides a seating and dining area with sea views. An open-fronted **VERANDA** with partially glazed roof, clad in wisteria and with an ornate tiled floor. From the terrace, a graveled path leads to a walkway to the west with a seating area with grape vines providing an outlook to sea. Steps lead down to a sloping garden beyond, planted with an array of flowering shrubs.

**PLANNING** There is planning consent, (reference 20/01321/HOU) for construction of a car port and a separate store as well as additional decking and terraces.

**SERVICES** Mains electric, water, drainage and gas. Gas fired central heating.

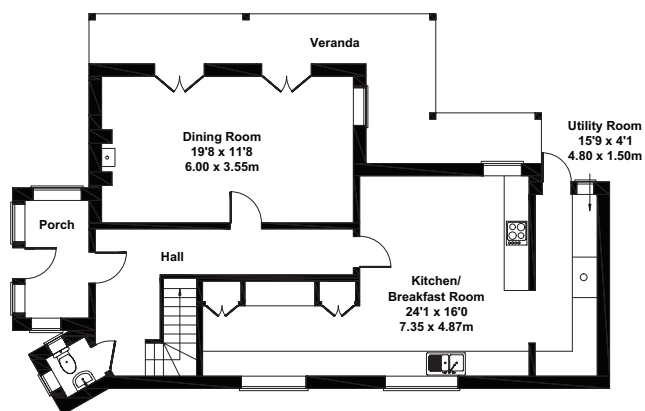
**TENURE** Freehold

**POSTCODE** PO38 1XF

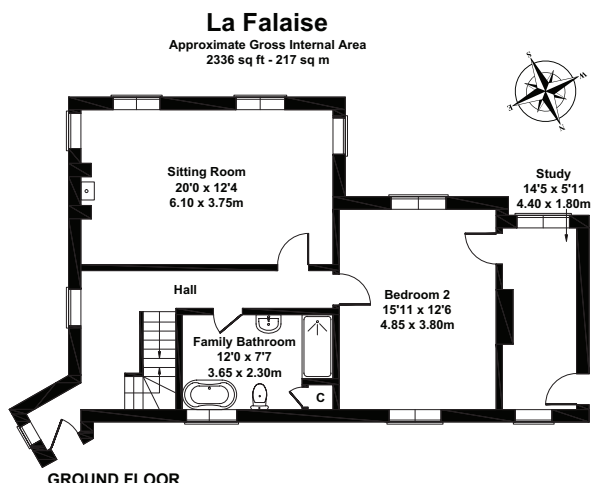
**COUNCIL TAX** Band E

**EPC** Rating F

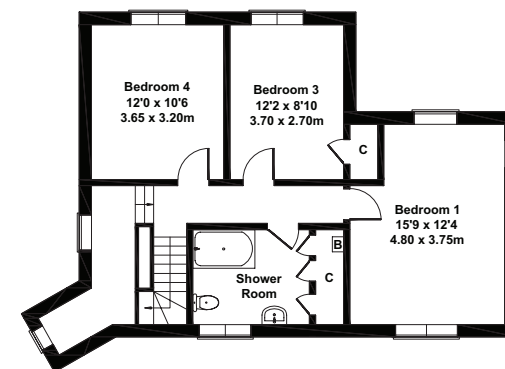
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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