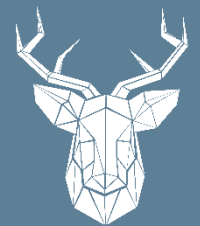




Kemming Road
Ventnor
£250,000



Lancasters

A charming two-bedroom cottage in the heart of Whitwell, offering a rare blend of Victorian character and village charm. The red brick façade, decorative arched porchways and slate roof give this property an instantly recognisable kerb appeal that simply cannot be replicated in a new build. Climbing roses and established planting frame the frontage beautifully, hinting at the character you'll find throughout. Situated directly in the village, local amenities are on the doorstep while the wider Island countryside is right on your back step. A property with genuine soul -- cottages like this are always in demand and rarely stay available for long.



2 Bedroom Cottage

Lobby

Front door to the side of the property. Entrance lobby - with accommodation off.

Sitting Room 11' 10" x 9' 10" (3.61m x 3.0m)

A front aspect reception with feature open fire and decorative surround.

W/C

Ground floor w/c and basin - side aspect window.

Dining Room 14' 0" x 12' 0" (4.26m x 3.66m)

A large family reception with flag stone floor. Open staircase to the first floor. Inset wood burner.

Kitchen 14' 9" x 4' 6" (4.5m x 1.38m)

A galley style kitchen with white floor and wall mounted storage units and rolled counter top. Integrated electric hob and cooker. Space and plumbing for additional white goods. Side door into the garden

First Floor

Two large built in cupboards - side aspect window.

Bedroom 1 11' 2" x 9' 1" (3.4m x 2.76m)

A rear aspect double bedroom -built in cupboard with water tank and heater.

Bedroom 2 12' 5" x 6' 7" (3.78m x 2.0m)

A front aspect bedroom with original fireplace.

Bathroom 7' 0" x 6' 7" (2.14m x 2.0m)

Large bright family bathroom with, panelled bath and shower over, w/c and basin.

Outside

The property has a single off street parking space to the front. Side gated access into a lovely sunny aspect rear garden, with patio deck and lawn.

N.B

We have been made aware that there may be element of single skin construction to the kitchen - as is quite common in Victorian properties. Any prospective buyer requiring borrowing should chose an appropriate lender. All electric - NO gas at the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council: C
EPC: E



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.