



ST WINIFREDS

Totland Bay, Isle of Wight



ST WINIFREDS CLIFF ROAD, TOTLAND BAY

This substantial and beautifully upgraded period residence occupies a commanding position with magnificent sea views over the Western Approaches to The Solent and Christchurch Bay.



Local Authority: Isle of Wight

Council Tax band: H

Tenure: Freehold

Guide Price: £1,775,000





ST WINIFREDS

Extending to nearly 7,000 sq ft, St Winifreds sits above Totland Bay, overlooking one of the Island's finest sandy beaches. Formerly a convent, the house retains period character alongside modern enhancements. Over the past three years, the property has been significantly improved, including designer bathrooms, a cinema room, enlarged terraces, a refurbished roof terrace, tiled flooring in the main hall, new wardrobes, updated mock-Tudor cladding, and comprehensive landscaping. A rear extension added a kitchen/diner with a lantern roof light and bi-fold doors opening onto a large terrace with a heated pool. Power and plumbing are ready for a hot tub. The house showcases period features, including an elegant staircase, ornate ceilings, and decorative fireplaces. The accommodation is spacious and versatile, incorporating an oval office, gym, cinema room, and generous principal rooms ideal for entertaining. The kitchen forms the heart of the home, overlooking the gardens and pool. The principal bedroom and two further doubles enjoy superb sea views, with scope to form individual suites. Four additional double bedrooms and a refurbished balcony complete the upper floors. The home remains exceptionally well maintained, offering flexible six-bedroom accommodation with potential annex space.







OUTSIDE AND LOCATION

The house is surrounded by a well-kept and relatively low-maintenance garden, with the whole plot measuring about 0.89 acres. The area is level and is mostly laid to lawn with a terrace to the south and east incorporating the heated swimming pool. There is also power and plumbing in place for a hot tub (available by separate negotiation).

St Winifred's is in the extremely sought-after and affluent area of Totland Bay on the well-known Turf Walk. The local beach and esplanade are within a few hundred yards where you can enjoy a quiet, relaxing time on the beach, or visit The Pier Cafe or the Waterfront Bar/restaurant. Colwell Bay is nearby with its stunning sandy beach and the well-renowned restaurant, The Hut. The historic harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities, is within a ten minute drive.



Post Code: PO39 0BH

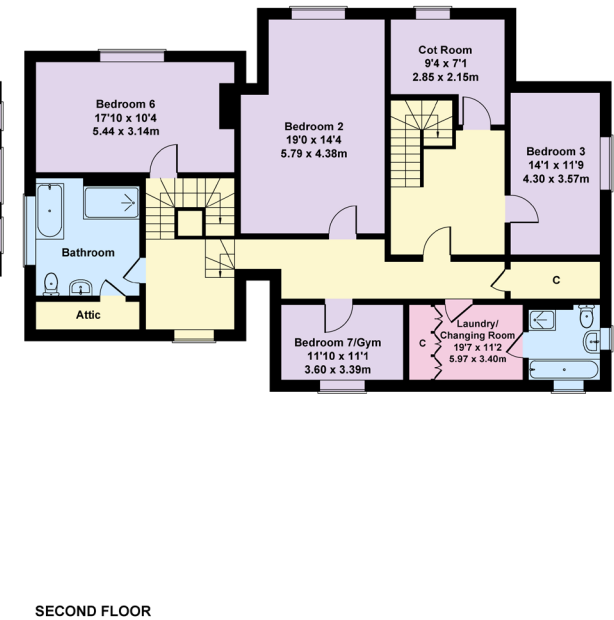
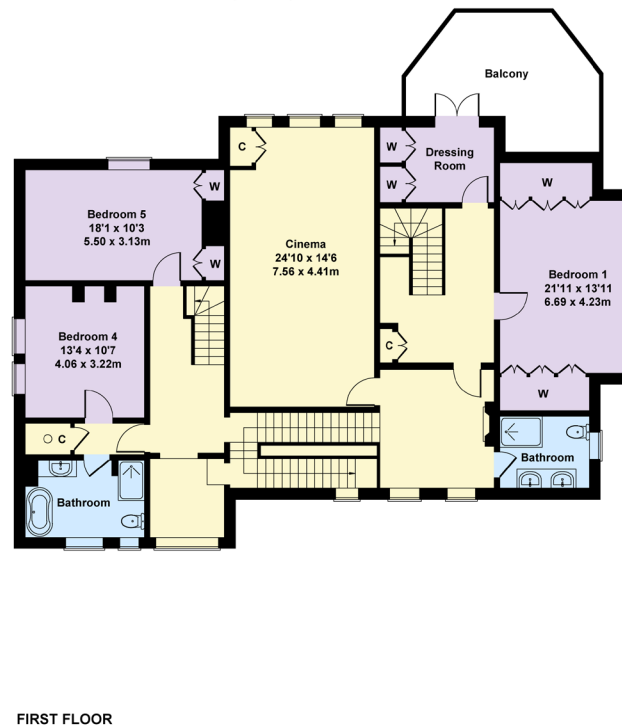
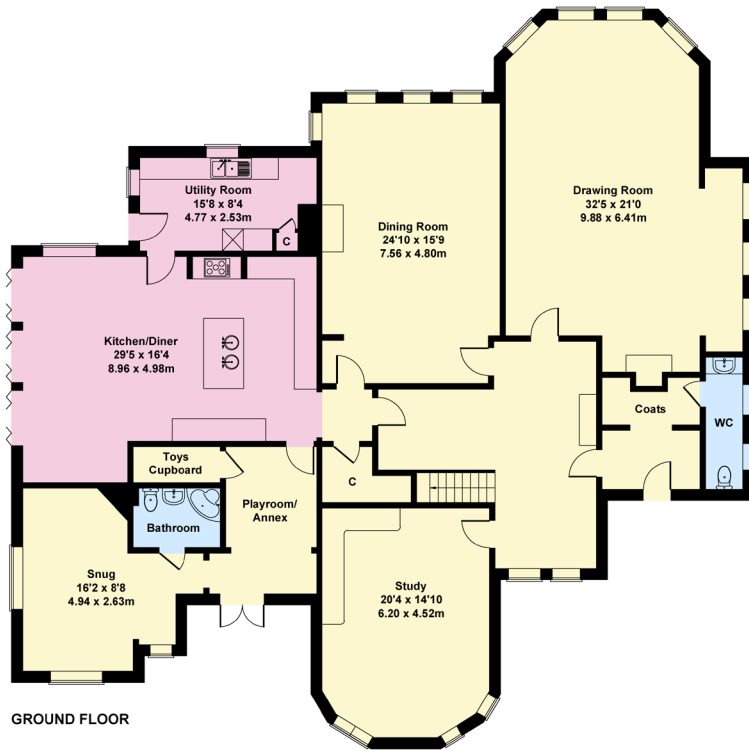
Location: <https://what3words.com/cuter.optimists.pouch>

Services: mains water, electricity, gas and drainage

Heating: gas fired central heating



Saint Winifreds
 Approximate Gross Internal Area
 6641 sq ft - 617 sq m



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.
 Produced by Potterplans Ltd. 2025

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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