

# Mount Cleves

SANDROCK ROAD | NITON UNDERCLIFF | ISLE OF WIGHT

SPENCE WILLARD



## Mount Cleves

SANDROCK ROAD, NITON UNDERCLIFF, ISLE OF WIGHT

*A period coastal villa that has been refurbished to an exceptional standard, with south facing grounds extending to approximately 7 acres enjoying wonderful views of the English Channel*

ENTRANCE HALL | THREE RECEPTION ROOMS | KITCHEN | BREAKFAST ROOM  
UTILITY ROOM | STUDY | ORANGERY

PRINCIPAL BEDROOM SUITE WITH DRESSING AREA & BATHROOM | HOBBIES ROOM  
THREE FURTHER BEDROOMS & TWO BATHROOMS | ATTIC ROOM

MATURE GARDENS AND GROUNDS OF APPROX. 7 ACRES ACRES INCLUDING WOODLAND  
TERRACE | OUTBUILDING WITH STUDIO, WOOD STORE AND POTTING SHED  
GARAGE | CELLAR WITH STORES

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## The Isle of Wight & Getting Here

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old. There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: including, Portsmouth to Fishbourne (45 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes. To the west of Bembridge there is a small private aerodrome and Southampton Airport is also within easy reach, on the mainland. The Island is an international sailing mecca with many events throughout the season. The most famous is Cowes Week. In addition, there are many premier yacht and sailing clubs.

## The Locality

Niton is a sought-after coastal village at the very southern point of the Island, which benefits from an excellent microclimate. The village enjoys an array of amenities including a well-stocked local greengrocer, two pubs, a post office, café, local primary school and pottery studio offering workshops.

Many local walks are easily accessed from the property, with nearby coastal paths leading to St Catherines Lighthouse, as well as many delightful coves and bays; popular Castlehaven Bay is home to True Food Kitchen Restaurant with outdoor dining enjoying panoramic sea views.





## The Property

Listed Grade II, this stunning home has been sensitively refurbished to a high standard by the current owners retaining original features and delivers wonderfully light accommodation, dominated by both open views of the English Channel and its own mature grounds including woodland. The majority of rooms throughout the property are refurbished with painted wooden floorboards, picture rails and architraves along with fine period fireplaces to most reception rooms and bedrooms. Window shutters feature on ground floor reception rooms, as well as Breakfast Room and Study.

The property occupies an exceptionally quiet and private setting that provides a level of seclusion that is rarely found in the south of England. A series of paths meander through its mature grounds and provide an array of walks whilst the gardens benefit from numerous terraces from which to enjoy the glorious views.

# Accommodation

## GROUND FLOOR

Impressive entrance with a portico that extends over a stone terrace, with a panelled and glazed front door opening to:

**ENTRANCE HALL** A stunning entrance with hardwood timber flooring extending through an arched opening leading to the **INNER HALL** with original staircase featuring wooden treads and oak handrail leading to the First Floor.

**DINING ROOM** A beautifully proportioned dual aspect room with sea views, fine period fireplace with marble surround housing a wood burning stove and window shutters.

**SITTING ROOM** A stunning room with sliding glazed doors and glazed panels to either side providing wonderful distant views over the English Channel. Wood burning stove set within a stone and ornate timber surround.

**BREAKFAST ROOM** Fitted with a range of base cupboards with polished granite worksurfaces and housing a four-oven Aga (incorporating a four-ring electric hob).

**KITCHEN** A light, triple aspect room fitted with a matching range of base cupboards with drawers as featured in the Breakfast Room and matching granite worksurfaces. Twin bowl Butler sink unit, integral Bosch dishwasher, Neff hob.

**UTILITY ROOM** Extensive built-in shelving, granite worksurfaces, Butler sink and space and plumbing for washing machine.

**DRAWING ROOM** An impressive dual aspect room with views over the grounds and to the English Channel. Wood burning stove set in a stone and timber surround. A pair of glazed doors open through to:

**ORANGERY** A largely double-glazed structure featuring original tiled floor making for a versatile further reception room from which the sea views can be enjoyed. To the rear is a **STORE ROOM**.

**STUDY** With woodland views and woodburning stove set in a period marble surround.

**REAR HALLWAY** With stable door, storage cupboard and access to the secondary staircase.

**CLOAKROOM** Sink unit set on period washstand with mixer taps on marble plinth and WC.

**BOILER ROOM** With twin oil-fired boilers and direct hot water cylinder.



## FIRST FLOOR

**HOBBIES ROOM** Accessed via either the rear staircase or principal staircase, this peaceful, triple aspect room has an outlook over the woodland with various built-in cupboards. This room could serve as a further bedroom if required.

**BATHROOM** With panelled lower walls and roll top bath, wash basin set on a timber stand, large walk-in shower and WC.

**LANDING** Linen cupboards.

**PRINCIPLE BEDROOM SUITE** A light and spacious double aspect bedroom enjoying spectacular sea views, as well as woodland views. This double bedroom has a fine period marble fire surround (sealed fireplace), leading through a **DRESSING AREA** to:

**BATHROOM EN-SUITE** With a central roll top bath, large walk-in shower, twin wash basins and WC with a woodland outlook and period fireplace.

**BEDROOM 2** Southerly sea views, ornate fireplace with timber surround.

**BEDROOM 3** Beautiful dual aspect bedroom with views over the grounds and English Channel. Fireplace with marble surround.

**BATHROOM** Featuring a roll top bath from which views of the grounds can be enjoyed, shower, wash basin, WC and heated towel rail.

**BEDROOM 4** A double bedroom overlooking the grounds with sea glimpses and a fireplace with timber surround.

## SECOND FLOOR

**ATTIC ROOM** An ideal study with woodland views.



## The Grounds

A tarmac drive flanked by mature trees, lawns and an old stone wall leads to a turning circle to the front of the house. A spur off the driveway leads past a timber **GARAGE** (15' 5" x 13' 3"). A York stone terrace leads around the front and side elevation of the house with a superb, gravelled terrace extending across the southern elevation from which the panoramic sea views can be enjoyed. Beyond, lawns lead down to a series of borders with stone steps leading down to a lower largely walled garden with a series of terraced lawns and with a further terrace from which to enjoy the views. To the eastern side of the house, a tarmac path leads off the driveway flanked by lawns up to a largely walled former **VEGETABLE GARDEN** where there is a lawned garden and stone **OUTBUILDING** currently providing a **STUDIO SPACE, WOOD STORE** and adjacent **POTTING SHED** served by power and water, all surrounded by mature trees. To the northern side, old stone steps lead up into the woodland where there is an extensive series of paths with stone steps providing some wonderful walks that lead up to an upper path extending below a fascinating sandstone cliff formation that is elevated to the rear of the property from which sea views can be enjoyed through the trees. The wooded hillside features numerous rocky outcrops and caves providing a beautifully tranquil and secluded backdrop to Mount Cleves as well as attracting a superb array of wildlife.

In all, the property extends to approximately 7 acres occupying a beautifully secluded, south facing setting close to the island's southern point providing great quality air and complete privacy and tranquillity. The mature woodland that extends to the rear of the house leading up to the sandstone cliff provides a sheltered and completely private setting. The woodland continues around to the west of the house with a wide array of mature trees and an ornamental pond. To the rear of the house is a largely paved courtyard with a sheltered terrace.

**CELLARS** Accessed from both a staircase within the house and steps from the rear courtyard with power, lighting and original brick flooring.



**Mount Cleves**  
Approximate Gross Internal Area  
5640 sq ft - 524 sq m



**Services & General**

**SERVICES** Mains water and electricity. Private drainage. Oil fired central heating supplemented by wood burning stoves.

**POST CODE** PO38 2NG

**COUNCIL TAX** Band G

**TENURE** Freehold

**EPC** The property is Listed, Grade II.

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

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