



McCarthy  
& BOOKER

1,The Old Manor House, Marlborough Road, Ventnor, PO38 1TE  
**Offers In Excess Of £270,000**



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\*\*\*NEW PRICE\*\*\* The Old Manor House is a unique Grade II\* listed three-bedroom home, with ancient stone walls and a thatched roof which was originally a farmhouse and is one of the oldest recorded dwellings in Ventnor.

## A rare Grade II\* listed home of historic significance

1 The Old Manor House is a truly unique and characterful Grade II\* listed residence, believed to be one of the oldest recorded dwellings in Ventnor. With its thick stone walls, thatched roof, and wealth of period detail, this three-bedroom former farmhouse is steeped in history and charm.

Set in a peaceful position yet within easy reach of Ventnor town centre and seafront, the house enjoys spacious and versatile accommodation across its two levels, along with attractive gardens and views of St Catherine's Church and glimpses of the sea.

## 1, The Old Manor House, Marlborough Road, Ventnor, PO38 1TE Offers In Excess Of £270,000



## Interior

A welcoming hall with white-painted staircase to the split-level first floor. Original stained glass door leading to the kitchen. Under-stair cupboards and panelled detailing add to the period feel.

## Drawing Room

A light-filled, elegant reception room ideal for entertaining. Tall bay windows and French doors open onto the south-west facing garden, with a feature fireplace as a focal point. Generous proportions and multiple windows create a bright and airy space.

## Dining Room

Reputed to be the oldest room in Ventnor, this space brims with history. With its low ceiling, exposed beam, and richly varnished floorboards, it is full of character. Double doors lead out to the garden.

## Kitchen / Breakfast Room

A large and practical family space with cottage-style windows, a generous range of fitted units, granite-effect worktops, and terracotta tiled flooring. A breakfast bar provides informal seating. Integrated appliances include a gas hob, extractor, double oven and space for an American-style fridge/freezer.

## Utility Room

Conveniently placed with further storage, sink, plumbing for appliances and the gas boiler.

## Shower Room

With cubicle, wash hand basin and WC.

## Bedrooms

Master Bedroom - A spacious and luxurious suite with tall windows and Juliet balcony overlooking the gardens. Fitted wardrobes and a modern en-suite shower room.

Bedroom 2 - A charming double with triangular deep-set window and garden views.

Bedroom 3 - Another double room, light and bright with sash window.

## Family Bathroom

A well-appointed suite with panel bath, overhead shower, WC, wash hand basin and heated towel rail.

## Exterior

The gardens are a delightful mix of lawn and landscaped terraces, enclosed by historic stone walls. Mature trees and shrubs provide a serene outlook, complemented by a stone garden shed and intriguing stone outbuilding. A gated driveway provides parking for up to two vehicles.

## Ventnor

A Victorian sea-side town that has fantastic views across the English channel. Both the town and the seafront has an array of local boutiques, cafes and high end restaurants, many specialising in local seafood. An abundance of outside recreational pursuits can be found including a golf course, rugby and cricket club. There are beautiful walks to the Ventnor Downs, along the coastal path and down to the ever popular Steephill Cove.



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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