

# SPENCE WILLARD



Estrellita, 11 Castle Close, Ventnor, Isle of Wight, PO38 1UD



# *An architecturally designed, award winning home with wonderful panoramic views over the English Channel, and with an attractive landscaped, low maintenance south facing garden*

VIEWING

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## **Estrellita**

This wonderful, architecturally designed home was completed in 1969 by local architect D.Tennyson Waters and awarded House of the Year by the Daily Mail in 1971. Built in the kitchen garden of the former Steephill Castle, the attractive gardens retain some of the original stone steps and fireplace.

The present owners have sensitively refurbished the property, including new plumbing, heating and electrical systems, as well as fitting new flooring, bathrooms and a kitchen. Set over two floors the property provides well-balanced accommodation with spacious bedrooms, both with fitted storage and enjoying views to the English Channel. Whilst the first floor is a wonderful open-plan kitchen living room - a great entertaining space, with a largely glazed elevation opening to the balcony, providing enchanting panoramic views of the English Channel.

Ventnor itself is a popular seaside town, with many independent shops and eateries, that gained popularity in Victorian times due to warmer climes and more sunshine hours compared to that of the rest of the UK, whilst enjoying, clean fresh sea air. The property itself is located in a quiet residential area, on the outskirts of Ventnor with easy access to many coastal and country walks, only a short walk to Ventnor Park with its Bandstand where there is entertainment each weekend and approximately a 15 minute walk to the town.

## **ACCOMMODATION**

**ENTRANCE HALL** A light and spacious entrance with vaulted ceiling and staircases leading to the first floor and ground floor.

## **FIRST FLOOR**

**OPEN-PLAN KITCHEN DINING LIVING ROOM** An impressive room extending the full width of the house, with vaulted ceiling, flooded with natural light and providing impressive, panoramic views of the English Channel. The recently installed **KITCHEN** by Kitchen Haus is a well-considered design, making the most of the space with a selection of base and wall units, as well as integrated appliances to include a Neff XXL fridge freezer, dishwasher, induction hob with extractor above and 1.5 oven below. Quartz worksurface over with an undermount sink and Quooker boiling water tap. Karndean flooring extends the remainder of the room, through the **DINING AREA** with ample space for a dining table and chairs, and to the **LIVING AREA** with an attractive fireplace fitted with Charnwood log burning stove on a granite hearth and with an expanse of sliding glazed doors across part of the southern and all of the western elevation, opening to the wraparound **BALCONY** with glazed balustrade, ideal for seating or dining whilst enjoying the views, and with a spiral staircase down to the lower terrace.



**CLOAKROOM** Wash hand basin and WC. Hatch access to loft space.

#### **GROUND FLOOR**

**LANDING** With storage cupboard.

**BEDROOM 1** With a dual aspect, this double bedroom is beautifully light and has sliding doors opening to the lower paved terrace. With fitted wardrobes and sea views.

**SHOWER ROOM EN-SUITE** Recently installed tiled throughout with quadrant shower cubicle, heated towel rail and wash basin on vanity unit with storage below, WC and mirrored cabinet above. Electric underfloor heating.

**BEDROOM 2** A further double bedroom with a dual aspect and access to the lower paved terrace, enjoying views over the garden to the English Channel. With fitted wardrobes and area for dressing table.

**FAMILY BATHROOM** Recently installed suite and tiled throughout, comprising bath with shower over and glazed screen, wash basin on vanity unit with storage below and mirrored cabinet above. WC. Cupboard housing Megaflo hot water cylinder and water softener, with storage space. Electric underfloor heating.

#### **OUTSIDE**

To the front of the property there is off-road parking for up to 4 cars along with a **GARAGE**. Steps lead from Castle Close down to the front of the property which has an attractive low-maintenance area of sheltered garden with various mature shrubs and also provides pedestrian access to **UTILITY AREA** within the garage, fitted with a sink unit with worksurface and space and plumbing for washing machine and dryer below. This area also houses the Victron battery storage from the solar panels on the garage roof, there is also a further **STORAGE ROOM** and steps up to the parking area. There is access to either side of the property to the rear garden which has been beautifully landscaped with an array of mature shrubs and palm trees on the various stone terraces giving a real Mediterranean vibe, with the sea beyond.

**POSTCODE** PO38 1UD

**COUNCIL TAX** Band E

**TENURE** Freehold

**EPC Rating** C

**SERVICES** Mains water, gas, electricity and drainage. Gas fired central heating, with underfloor heating to the first floor. There are Solar Panels installed on the garage roof with a Victron battery system in the garage. The solar heats the water and also goes back to the grid once the batteries are full.

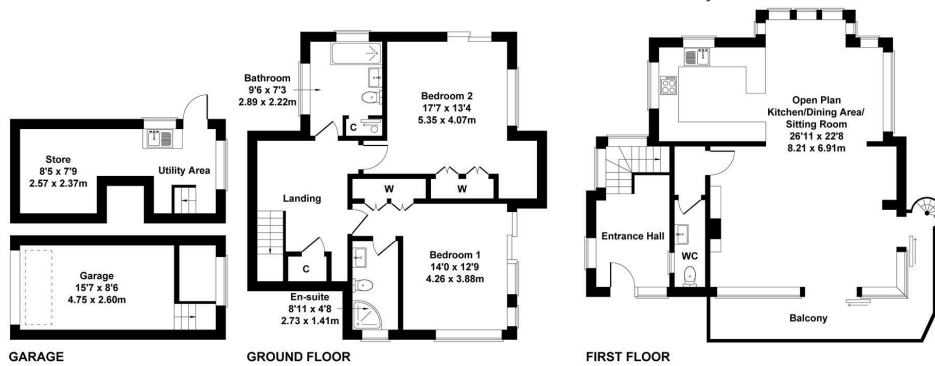
**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





# Estrellita, 11 Castle Close

Approximate Gross Internal Area  
Main House 1324 sq ft - 123 sq m  
Garage 312 sq ft - 29 sq m  
Total 1636 sq ft - 152 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.  
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