



1 TWINING ROAD

St Lawrence, Ventnor, Isle of Wight, PO38 1TX


**BCM
Wilson
Hill**



SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

1 TWINING ROAD

St Lawrence | Ventnor | Isle of Wight | PO38 1TX

An immaculately presented detached bungalow with separate self-contained accommodation, garage, landscaped gardens and sea views, extending to approximately 0.34 acres

The Property

Ground Floor

Entrance Hall | Sitting Room | Dining Room | Kitchen | Utility Room | Family Bathroom | Principal Bedroom | Bedroom Two | WC | Loft

Annexe

Office/Bedroom | Shower Room | Utility/Storage Area

In all approx. 1851 sq ft (172 sq.m)

Gardens, Grounds & Outbuildings

Landscaped front and rear gardens | Multiple terraces and seating areas | Summer House | Greenhouse | Garden Shed | Attached Garage | Private Drive/Parking

Extends to approx. 0.34 acres

Guide Price: £650,000



LOCATION

1 Twining Road occupies an elevated position within the highly regarded coastal village of St Lawrence, one of the Isle of Wight's most sought-after residential locations. The property enjoys attractive sea views and benefits from a peaceful setting whilst remaining within easy reach of Ventnor, with its vibrant selection of independent shops, restaurants, cafés and beaches.

The surrounding area is renowned for its outstanding coastal walks, mild climate and natural beauty, offering an enviable lifestyle for both permanent residents and second home owners alike. The nearby town of Ventnor provides a range of everyday amenities, whilst mainland connections are available via regular ferry services from Ryde, Fishbourne, Yarmouth and East Cowes.

The Isle of Wight is well known for its sailing, walking and outdoor pursuits, with a variety of golf courses, sailing clubs and countryside attractions located across the Island.

THE PROPERTY

1 Twining Road is an exceptionally well-presented bungalow which has undergone a substantial refurbishment by the current owners. The property offers light-filled accommodation throughout and has been substantially updated adding new double glazed windows throughout, new internal wood doors, a comprehensive heating system (including some underfloor heating), a new roof and attractive cladding and the creation of a superb, detached annexe with ancillary accommodation for extra guests or the chance to have an office separate from the house. Outside, the attention to detail is also in evidence with cleverly terraced areas and strategic planting to improve the look and ease of maintenance of the once sloping garden. Paved terraces have been cleverly positioned to take advantage of the sun and sea views whilst dining outside.

Entrance Hall

A welcoming L-shaped hallway providing access throughout the property, complemented by generous built-in storage cupboards and hatch door in ceiling, with access via a pull-down metal ladder to the boarded loft space. Herringbone engineered wood floor.





Sitting Room

A bright, dual-aspect reception room enjoying sea views via the floor to ceiling front window and direct access to the terrace via double, glazed doors, creating an excellent indoor-outdoor flow for entertaining and everyday living. Gazco gas-fired wood burner in one corner.

Dining Room

Positioned to take advantage of the property's elevated outlook, the dining room enjoys sea views and provides an ideal space for formal dining or family gatherings. Engineered wood flooring.

Kitchen

A stylish and thoughtfully designed contemporary kitchen fitted with integrated Neff appliances, including two ovens, one a 'hide and slide' and the other a combination microwave/oven, large induction hob and warming drawer. Seamless Corian worktops with integrated sink and drainer and jade glass splashbacks give this kitchen a premium look as well as keeping it looking like new and easy to clean. Bi-fold doors open directly onto the terrace, allowing the space to extend into the outdoors during the warmer months. A notable feature is the pull-out spice and herb vertical cupboards for easy access when cooking. Amtico flooring.

Utility Room

A large utility room fitted with extensive worktops and top and bottom storage cupboards including a heated laundry cupboard. Turquoise splashbacks. Direct access to both the rear garden and garage.

Family Bathroom

An impressive and beautifully appointed bathroom featuring a walk-in shower, separate bath and a sink set within stylish slate cabinetry. Floor to ceiling ceramic tiles and polished high-quality chrome fittings. Underfloor heating and additional heating provided by the heated towel rail/radiator which can be switched on independently.

Principal Bedroom

A generous double bedroom with fitted wardrobes and cupboards across one wall and attractive sea views.

Bedroom Two

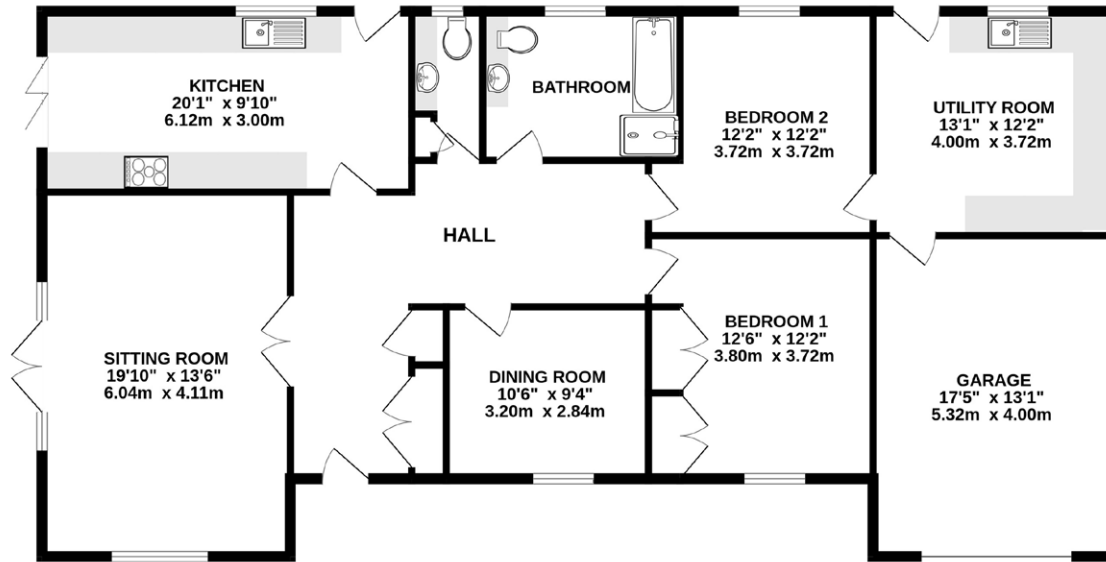
A further double bedroom with views out onto the rear garden. A Velux rooflight (with 'black-out' shade) provides additional natural light and a view of the moon and stars at night. Second door with convenient access to the utility room.

WC

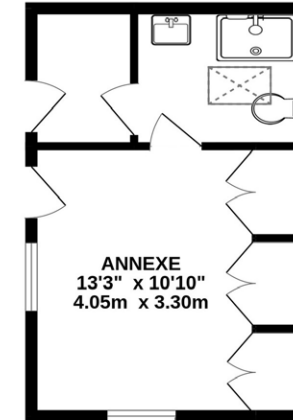
A useful second WC with sensory lighting and storage/boiler cupboard.



NOT TO SCALE



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.
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DETACHED SELF-CONTAINED ANNEXE

Located within the grounds is a versatile, detached building currently arranged as self-contained ancillary accommodation. The accommodation includes a living/sleeping area with fitted storage, shower room and separate utility/storeroom with door to exterior. A Velux rooflight adds additional light.

This building offers excellent flexibility for use as: guest accommodation; home office space; hobbies room; multi-generational living (subject to any necessary consents).

GARDENS AND GROUNDS

The gardens form one of the property's most attractive features and have been meticulously landscaped to create a series of distinct outdoor areas.

To the front, mature planting and retaining walls provide an impressive approach to the property and create an attractive layered streetscape. The front garden is enclosed within railings with a brick paved driveway reaching up to the single garage, with 'up and over' electric door. A spacious terrace wraps around the western side of the bungalow with pretty fencing and an arched pergola. This dining area benefits from electric powered awnings stretching out from the side wall of the bungalow, creating a superb, shaded setting for outdoor dining and entertaining.

The rear garden enjoys a high degree of privacy and includes further seating terraces, a summer house, greenhouse and storage shed, together with retaining wall terracing ascending to the rear boundary. From here the view extends upwards towards the sky-high trees on the hills in the distance.

At the front of the property on the opposite side of the road, there is an additional piece of lawn, perfect for relaxing with friends amongst the silver birch trees.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public or private rights of way across the property.

Services

Mains Water. Mains Electric. Drainage via Septic Tank. Calor Gas.

Broadband availability

Fibre available up to 900Mbps Upload and Download speeds.

Mobile /Internet Coverage

Good indoor and outdoor. Some 5G coverage.

Tenure

Freehold.

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for

masts, pylons, stays, cables, drains, water and gas and other poles whether referred to in these particulars or not.

Local Authority

Isle of Wight Council

Council Tax Band

F

Postcode

PO38 1TX

EPC

E

Fixtures and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

What3Words

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Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828805 e: iow@bcmwilsonhill.co.uk

NB These particulars are as at July 2026

Photos July 2026

IMPORTANT NOTICE

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Isle of Wight

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