

SPENCE WILLARD



Grenville, Wheelers Bay, Isle of Wight

*A characterful and spacious property dating back to the 1700s
with stunning panoramic views of the English Channel*

VIEWING:

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The original house was built in the Late 1700s as a pair of cottages, with Grenville having been extended in 1830, and now offering a property full of character providing well-balanced accommodation.

The current owners have considerably renovated the property during their ownership, making a home with modern comforts yet restoring or reinstating period features where possible, such as the stone entrance pillars, stained glass front door, original shutters, and ornate balustrades to the first floor balcony (a replica of what was originally installed).



Whealers Bay itself is a picturesque bay located on the south-east coast of the Island, just east of Ventnor and Grenville is fortunate enough to be situated above the bay to enjoy wonderful views of the English Channel. With easy access to the town of Ventnor, with its array of amenities including independent boutique shops, restaurants, bars and numerous coves and bays. The beautiful Botanic Gardens, Ventnor Park and renowned Ventnor Fish Market are also nearby.

ACCOMMODATION

GROUND FLOOR

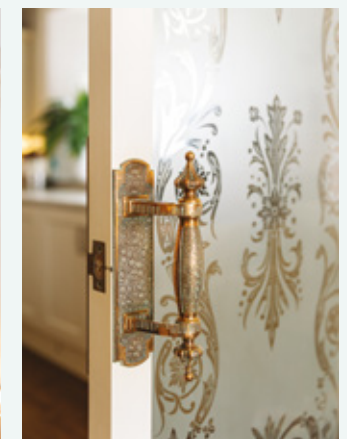
A wide part glazed door with original stained glass opens to **ENTRANCE HALLWAY** with wooden flooring and fine staircase to the upper floors.

SITTING ROOM A light and spacious room with feature fireplace and fitted cabinetry and shelving with lighting to the alcoves. French doors open to the veranda, whilst a pair of double etched glass doors open to the:

KITCHEN DINING ROOM Fitted with an extensive range of wall and base units with ample worksurfaces with sink and drainer, four ring gas hob with extractor above and integrated appliances to include a Neff fridge, freezer and double oven, Smeg microwave and with space and plumbing for both a washing machine and dishwasher. There is a rear lobby from the kitchen area which opens to a courtyard area.

Adjacent to the dining area is a woodburning stove set in a large fireplace making for a real feature within the room.

UTILITY AREA This useful space provides additional storage with the present owners utilising the space for an additional freestanding fridge freezer. There is a WC off of this room with wash hand basin.





DRAWING ROOM With high ceilings, feature fireplace and ornate coving, this further reception room opens to the conservatory.

CONSERVATORY With brick tiled flooring, this south-east facing space is an ideal additional reception space to enjoy the sunshine, with a door opening to the front garden.

FIRST FLOOR

An ornate staircase with wooden handrail leads to a light and spacious split-level landing overlooking the rear garden. There is a large **AIRING CUPBOARD** with both hanging space and shelving.

BEDROOM 1 Spacious bedroom with dressing area, and with two pairs of French doors to the veranda enjoying panoramic sea views.

FAMILY BATHROOM Bath with shower over and glazed shower screen, sink set on vanity unit with storage space and WC.

BEDROOM 2 Double bedroom with a rear garden outlook. Fitted with a wall of wardrobe storage and with a step down to:

SHOWER ROOM EN-SUITE A spacious room with large walk-in shower with glazed screen, wash basin set on vanity unit and WC.

BEDROOM 3 A further double bedroom with views over the double glazed sash window to the front garden and to the English Channel beyond.

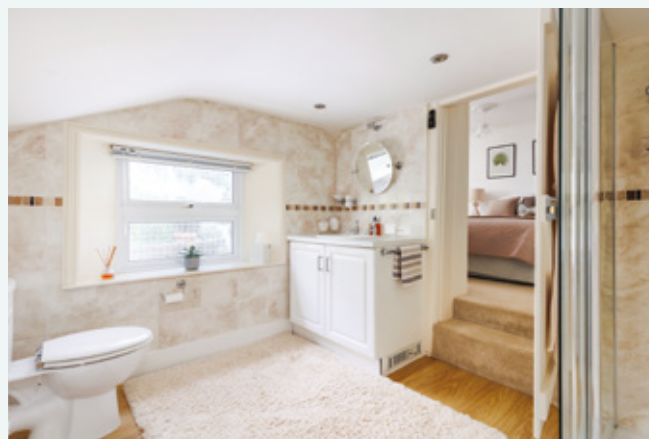
A narrow staircase leads to an:

ATTIC ROOM With sea views, the current owners utilise this as a fourth double bedroom however it would also work well as a hobbies room due to the fitted desk and storage cupboards.

OUTSIDE The grounds are set within the hillside, resulting in enchanting areas set across different levels which make for a magical yet practical setting. The rear of the property is accessed through a pedestrian gate via Beaconsfield Road and a brick pathway meanders through the various levels all the way to the lower garden at the front of the property. The various levels include areas of lawn with attractive shrub and flower borders, a rockery and stores; with the mid-terrace enjoying a fantastic, paved area ideal for seating and dining with a brick-built barbecue and a **PERGOLA** providing a wonderful vantage point to enjoy the scenic views, particularly vibrant during the annual Round the Island Race.

An area of hardstanding can be found on Beaconsfield Road and provides off-road parking for two cars.

The front of the property is accessed via a public footpath with an ornate gate opening to the enclosed lower garden with pathway to the front door and veranda.



SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

EPC Rating E

TENURE Freehold

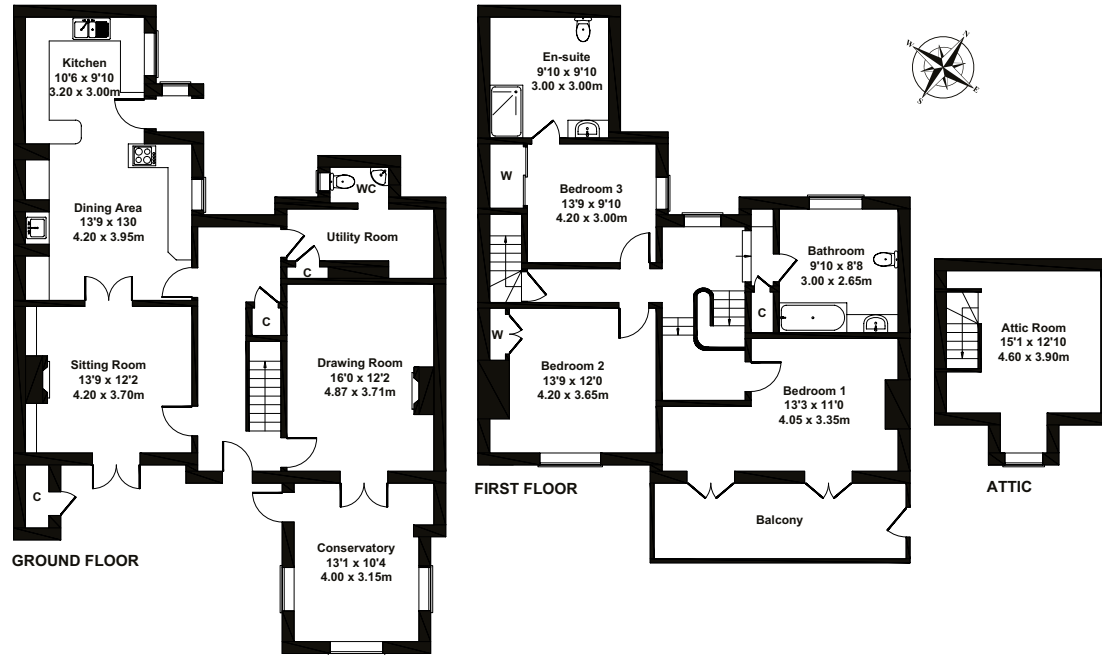
COUNCIL TAX Band E

POSTCODE PO38 1HP

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



Grenville
Approximate Gross Internal Area
2088 sq ft - 194 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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