

SPENCE WILLARD



Trewartha, Belgrave Road, Ventnor, Isle of Wight

Elegant Victorian coastal living with panoramic sea views

VIEWING

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Set in an exceptional elevated south-facing position within Ventnor's sought-after Conservation Area, Trewartha is a distinguished detached Victorian residence commanding breathtaking panoramic views across the English Channel. Offered to the market for the first time in over 40 years, the property is just a short level walk from Ventnor's charming town centre and the picturesque Esplanade with its Blue Flag sandy beach.

Behind its handsome stone façade, the property retains a wealth of original period features while benefiting from significant recent improvements including a full electrical rewire, new boiler and radiators, refurbished utility room, new principal bathroom and redecoration throughout. The home now presents as an exciting opportunity for a new owner to personalise and further enhance and modernise.

The accommodation is spacious with elegant reception rooms which maximise the spectacular sea views. The upper floors provide six bedrooms including a magnificent principal suite with balcony overlooking the sea.

Outside, a superb south-facing terrace leads onto expansive lawns with a summer house, perfectly positioned to enjoy the uninterrupted sea views. Additional areas include greenhouses, stores, a detached garage and off-road parking for two vehicles.

The property has recently undergone comprehensive works to deal with a subsidence insurance claim. Works to stabilise the foundations and internal repairs having been completed under the supervision of a structural engineer with confirmatory reports available. The works to the foundations have a 10-year guarantee. Walls at the bottom of the garden have been strengthened with the installation of ground anchors. The substantial conservatory, constructed in 1989, is towards the end of its life and needs either considerable repair or replacement.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A spacious entrance to the house with wide staircase leading to the first floor, understairs cupboard.

CLOAKROOM/ SHOWER ROOM Shower, wash basin and WC.

DRAWING ROOM A beautifully proportioned south facing room with sea views and a pair of glazed doors opening onto the TERRACE. Concealed fire set in timber surround, ornate coving.

SITTING ROOM A spacious room with southerly sea views and access to the GARDEN. Electric fire set in an ornate surround.

DINING ROOM Easterly aspect, concealed fireplace with timber surround.

KITCHEN A dual aspect room fitted with a range of units with sink, oven and hob. Door leading towards **PARKING AREA**.

UTILITY ROOM fully refurbished with built-in units, space for dryer and plumbing for washing machine as well as a new boiler. Space and power for second fridge freezer.

STUDY

CONSERVATORY A spacious room benefitting from the views but in need of repair or replacement.

FIRST FLOOR Approached via a half landing with WC.

BEDROOM 1 A spacious double bedroom with French doors leading to a **BALCONY** with panoramic sea views.

BATHROOM EN-SUITE Fully refurbished with walk in shower, wash basin and WC. Sea views and a bay window providing westerly outlook over the grounds of The Royal Hotel.

BEDROOM 2 A double bedroom with a bay window providing sea views and door to **BALCONY**. Period fireplace tiled and with timber surround.

BEDROOM 6/ DRESSING ROOM

BEDROOM 3 Views over the backdrop of Ventnor.

SHOWER ROOM EN-SUITE Shower, wash basin and WC.

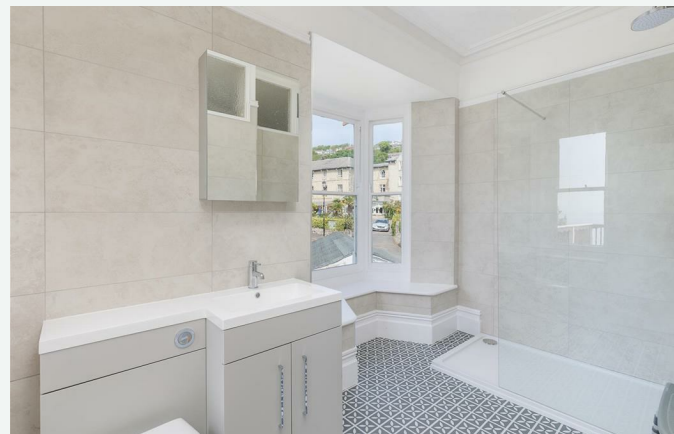
BEDROOM 4 A double bedroom with northerly aspect.

BATHROOM Bath, wash basin and WC.

SECOND FLOOR

BEDROOM 5 A double bedroom with a pair of glazed doors providing beautiful sea views and access to a **BALCONY** providing a superb vantage point with far reaching views. Access to attic storage. A pair of sliding doors open to **BATHROOM EN-SUITE** Bath, wash basin and WC.





OUTSIDE The property has the particular benefit of a superb south facing garden. An ornately tiled TERRACE extends along the southern side of the house beyond which is a lawned garden including a SUMMER HOUSE and TERRACE, all benefitting from panoramic sea views. Steps lead down to a garden with GREENHOUSES and STORES. The largely walled garden extends to just under half an acre and includes a detached brick GARAGE (2.78m x 5.75m), accessed from Bath Road, with up and over door, power and lighting. In addition, there is a PARKING AREA for two cars off Belgrave Road.

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

TENURE Freehold

EPC Rating E

COUNCIL TAX Band G

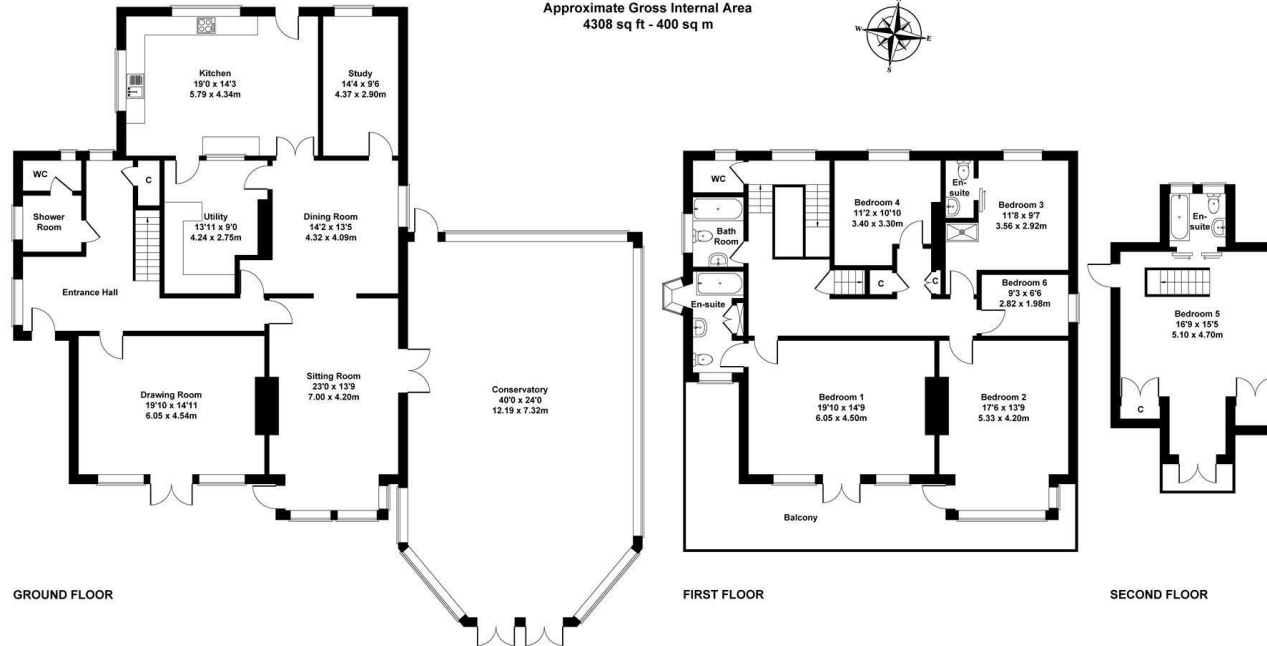
POSTCODE PO38 1JH

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



Trewartha

Approximate Gross Internal Area
4308 sq ft - 400 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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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