

SPENCE WILLARD



Dormy, Whitwell Road, Ventnor, Isle of Wight

This substantial three storey dwelling with stunning south facing views of the English Channel. Five bedrooms, three bathrooms, self contained annexe. Beautifully maintained grounds, driveway parking and three garages.

VIEWING:

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Constructed in 1925, during the celebrated Arts & Crafts movement, this property has been lovingly maintained by the same family for more than five decades. The home boasts original architectural features and offers breathtaking south-facing coastal views. Arranged across three levels, the property maximises its elevated position to capture sea views which can be enjoyed from nearly every room.

The lower ground floor features a convenient shower room and a compact kitchen, creating excellent potential for additional accommodation or even an Airbnb holiday let.

The property is situated on a generous plot with both an extensive garden and a small woodland area. Parking is plentiful, with three garages and off-road parking spaces comfortably accommodating four to five cars.

Located on the outskirts of Ventnor, the property is ideally positioned for easy access to both country and coastal walks. The property directly adjoins Rew Down, which is part of a protected Site of Special Scientific Interest (SSSI), teeming with nature.

In summary, this property is a unique blend of historical charm, stunning views, and modern potential, making it an exceptional opportunity for any prospective buyer.

ACCOMMODATION

GROUND FLOOR

A front door leads to:

ENTRANCE LOBBY Spacious with room for coat and hat storage, tiled floor.

ENTRANCE HALL With original oak parquet flooring, access through to the main reception rooms and ground floor bedrooms. Stairs leading to the first floor.

SITTING ROOM An absolutely wonderful room that serves as the centrepiece of the house. This room boasts a high vaulted ceiling and offers a dual aspect outlook with stunning views out towards the English Channel. A truly remarkable space that leaves a lasting impression.

DINING AREA An impressive generous room featuring a charming fireplace, providing ample room for large family dining. The overall ambiance is both inviting and elegant, making it a perfect place for gatherings and memorable meals.

SUN LOUNGE Dual aspect room with continuing sea views. Flooded with natural light due to its southerly aspect and its large windows. Internal access down to the Lower Ground Floor.

KITCHEN/ BREAKFAST ROOM A unique original Formica kitchen with an array of storage with both wall and base units with work surface over. Four ring electric cooker with extractor over. Eye level double oven, double bowl stainless steel sink, and breakfast bar. Views out over the garden.

UTILITY with WC. Generous space with both wall and floor mounted storage units. Plumbing for washing machine and room for dryer and additional fridge freezer. Inset stainless steel sink and drainer.

BEDROOM 3 Generous double bedroom with south facing sea views. Original oak flooring throughout. Wash hand basin set on vanity unit with storage beneath. Built-in double wardrobe and exposed ceiling beams.

BEDROOM 4 Decent size twin aspect double bedroom with south facing views. Wash hand basin set on vanity unit with storage beneath. Exposed ceiling beams.

BEDROOM 5 A further good double bedroom with wash hand basin set on vanity unit with storage beneath. Exposed ceiling beams and built-in wardrobe.

BATHROOM Bath with overhead shower, wash hand basin, heated towel rail and WC. Airing cupboard with additional storage.

CLOAKROOM Wash hand basin and WC.

FIRST FLOOR

STUDIO Stairs lead to an open plan studio or hobby room. Triple aspect room with an abundance of natural light currently set up to serve as both an art room and office space. Views out over the garden.

BEDROOM 1 With stunning sea views, the main bedroom has an array of built-in wardrobes, exposed ceiling beams and solid oak flooring throughout. Through to:

BEDROOM 2 Good size double bedroom or possible use as a dressing room to the main bedroom. Built-in storage and display shelves with original oak flooring.

STORAGE ROOM/ STAIRS TO ATTIC Large walk in storage room with stairs up to the attic space with additional storage facilities.

BATHROOM With bath, wash hand basin and WC.





LOWER GROUND FLOOR

OPEN PLAN LIVING AREA (ANNEXE) Part of the Lower Ground Floor has enormous potential for additional family or holiday let accommodation. With a separate entrance to the main house, and shower room with WC and small kitchen already in situ. Internal ladder with access to the Sun Lounge on the Ground Floor. Large south facing **TERRACE** from which views of the front garden and sea views beyond can be enjoyed.

KITCHEN Storage cupboards, sink and drainer with worktop.

SHOWER ROOM Fully tiled room with walk in shower, wash hand basin set on vanity unit with storage beneath. WC and additional storage cupboard.

OUTSIDE

To the front of the property is a large area of lawn with various mature shrubs and trees. Large built-in log store or bike storage with double doors. Driveway parking for numerous vehicles, large **DOUBLE GARAGE** with light and power, with two further large walk in **WORKSHOPS** at the rear of the garage. Additional **SINGLE GARAGE** off the driveway. Access to the rear garden on both sides of the property. Large south facing sun deck and additional large, paved **TERRACE** with sufficient room for garden furniture. The rear garden gently slopes up towards a small, wooded area, again with stunning sea views. The garden is mainly laid to lawn with a variety of mature hedging and native trees. An abundance of fruit trees including apple, pear and cherry.

POSTCODE PO38 1LJ

TENURE Freehold

COUNCIL TAX Band F

EPC Rating E

SERVICES Mains water, electricity, drainage and gas.

VIEWINGS Strictly by appointment with sole selling agents, Spence Willard.

Dormy, Whitwell Road, Ventnor, PO38 1LJ

Approximate Gross Internal Area
3485 sq ft - 321 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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