

SPENCE WILLARD



5 Undermount, Bonchurch Village Road, Bonchurch, Isle of Wight

Charming Grade II Listed cottage nestled in the peaceful village of Bonchurch

VIEWING:

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Approached via a unique stone tunnel passageway and reportedly constructed for Queen Victoria's royal visits, the property exudes character and charm throughout. The cottage is thoughtfully designed over two levels, offering upside down living to make the most of its high ceilings and beautiful period features including ornate stained and etched glazing, original window shutters, decorative architraves, and skirting.

Located on the eastern wing of a Victorian manor house, formerly the residence of Queen Victoria's Lady in Waiting, the property benefits from the convenience of allocated parking. Most recently, the current owners have undertaken extensive refurbishment of the property throughout, including new carpets and flooring, rewiring of ground floor area, new consumer unit, new gas boiler, replacement of hallway radiators, new ceilings, replastering and retiling of the bathroom.

Upon entering the ground floor, you will find a spacious hallway that leads to three bedrooms and two bathrooms, including a principal bedroom suite. Additionally, there is access to a large, enclosed courtyard garden and storage shed.

The first floor presents magnificent open plan accommodation, boasting a large sitting room with a high ceiling, an open marble fireplace, and original arched double doors that lead into a generously sized kitchen dining area.

Bonchurch is a hidden gem that gained its popularity during the Victorian era, with its enchanting microclimate and dramatic southerly coastline. Bonchurch retains its picturesque charm with a cosy pub and a historic 11th Century church. The village is interwoven with footpaths, providing access to various scenic bays, including the serene Monks Bay, and offers excellent coastal walks to explore. Just a stone's throw away is the adjoining town of Ventnor, which boasts a series of beachfront bars and restaurants.



Ventnor also features a vibrant fish market and the renowned Botanic Gardens, making it a delightful destination for visitors.

ACCOMMODATION

ENTRANCE HALL Access through to downstairs bedrooms and bathrooms, stairs leading to first floor reception rooms and kitchen. Understairs storage cupboard, additional space for hats, coats and boot storage. Access out onto the large courtyard garden.

BEDROOM 1 A particularly spacious double bedroom with an abundance of space for wardrobes. The room extends the full depth of the home and benefits from an access door that leads out to the southeast facing courtyard.



EN-SUITE Large en-suite with modern shower cubicle and fittings with ample space for utilities. Beautiful designed tiled floor, wash hand basin over fitted vanity unit and storage below. WC.

BEDROOM 2 Double bedroom with fitted double wardrobe.

BEDROOM 3 Single bedroom, southeast facing.

FAMILY BATHROOM Spacious room. Roll top bath with claw feet, fitted overhead shower. Beautifully designed tiled floor, with wash hand basin, towel rail and WC.

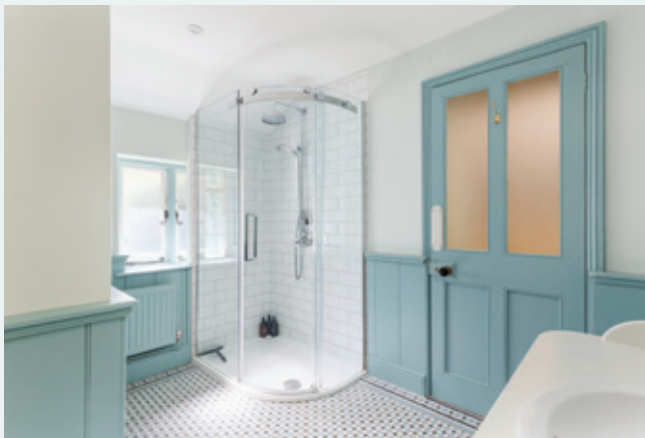
FIRST FLOOR

SITTING ROOM Spacious dual aspect family room with large picture window and wonderful high ceiling, an open marble fireplace with access through to the kitchen/dining area.



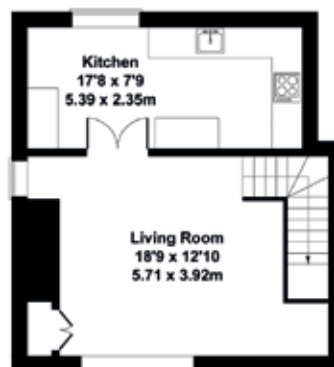
KITCHEN/ DINER The kitchen is well-equipped with attractive hand-painted units that complement the heritage of the building while providing the practicality needed in the heart of the home. Ample storage units and display cabinets. Large butlers sink and double drainer, four ring gas hob with single oven below, and overhead extractor. There is ample space for a dining table and six chairs, making it an ideal space for gatherings with family and friends.

OUTSIDE Allocated off road parking bordered by a beautiful stone wall offering privacy to the property's residents. Large southeast facing courtyard garden with natural flagstone under foot. Large storeroom with light and power, ideal for garden furniture or water sports equipment. From the front of the property there is a private, gated path that leads out to a secret gate giving access to the old church and the beach.

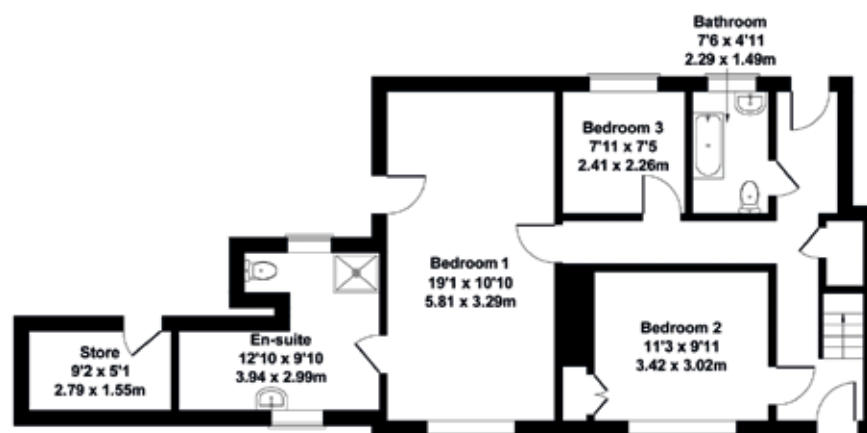


5 Undermount, Bonchurch Village Road, Bonchurch

Approximate Gross Internal Area
1184 sq ft - 110 sq m



FIRST FLOOR



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

TENURE Freehold

COUNCIL TAX Band C

EPC Not required, Grade II Listed

POST CODE PO38 1RG

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



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