

SPENCE WILLARD



Cliff Dene, The Pitts, Bonchurch, Isle of Wight

Set in an elevated position with panoramic southerly sea views, the principal portion of this charming historic property with elegant rooms and a wonderful garden

VIEWING:

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Occupying the majority of the ground floor and part of the first floor, this unique property occupies a rare opportunity to acquire a historic home in this sought-after coastal village with spectacular views from the ground floor, first floor and gardens. Cliff Dene is not Listed and is believed to have been divided in around the 1950s and occupied in the late 1800s by Henry de Vere Stacpoole, a well-known physician, novelist and poet and subsequently by Joan Wolfenden, a well-known local writer, artist, and gardener.

A particularly impressive hallway with the original wide staircase rises to a galleried landing above. A series of well-proportioned reception rooms on the ground floor have the versatility to be used as living rooms or bedrooms and provide particularly light accommodation along with a range of period features and sea views. The south facing garden is delightful and benefits from lawns, a wide range of mature shrubs and trees along with views of the sea.

Situated in the sought-after coastal village of Bonchurch to the very south of the Island, the area benefits from an excellent microclimate and developed popularity in the Victorian era with the likes of Charles Dickens who visited regularly. Many impressive Victorian villas were built around that time which, when combined with the natural beauty and sea views, form a delightful setting. The Bonchurch Inn and St Boniface Old Church are a short walk away. Nearby Monks Bay provides an attractive beach whilst there are superb coastal walks including to nearby Ventnor, where there are a good range of shops, bars and restaurants as well as the spectacular Ventnor Botanic Gardens.

ACCOMMODATION

GROUND FLOOR

GARDEN ROOM/ENTRANCE A largely glazed structure with an ornate timber surround over the entrance door with an inner front door opening to:



RECEPTION HALL An impressive, spacious hallway with a wide solid timber staircase leading to the **GALLERIED LANDING** above.

DINING ROOM A nicely proportioned room with French doors to the garden and with southerly sea views. Ornate open fireplace with timber surround.

BEDROOM 2/RECEPTION ROOM A spacious room with a wide bay window with superb sea views. Sealed fireplace with marble surround.

DRAWING ROOM A beautifully proportioned dual aspect room with French doors to both the garden and adjacent **CONSERVATORY** also providing sea views. Open fireplace with ornate timber surround.

CONSERVATORY With UPVC framed windows and French doors providing access to the garden and panoramic coastal views.

INNER HALL With stable door to western elevation.

KITCHEN/ BREAKFAST ROOM With a westerly aspect and fitted with a range of base and wall cupboards with work surfaces, sink unit and space for washing machine, cooker and fridge.

BATHROOM Bath with shower over, wash basin, WC and built-in cupboards.



BEDROOM 3 Twin bedroom also accessible from the **GARDEN ROOM/ENTRANCE**.

LOBBY Leading down to **CELLAR** including stone shelved wine bins.

FIRST FLOOR

GALLERIED LANDING An impressive landing, airing cupboard housing Valliant gas-fired boiler. (An opening into adjoining Yaffles will be blocked up prior to completion.)

BEDROOM 1 A spacious double bedroom with a wide bay window providing panoramic views over the English Channel.

BATHROOM Bath with mixer tap and wash basin.

SEPARATE WC

OUTSIDE

A pair of stone gate pillars with wrought iron gates open to a gravelled driveway leading to the eastern elevation and main entrance to Cliff Dene, (the adjoining house Yaffles also has a right of access along the drive and will have an allocated parking space adjacent to its entrance).

The stunning private gardens are situated on the southern and western sides of the property and comprise lawns and well stocked borders forming a delightful setting from which the southerly sea views can be enjoyed. Paths lead down to lower-level terraced lawns with an array of fruit trees from which views of the sea can also be enjoyed.

DOUBLE GARAGE (17'10" X 16'8") Accessed directly from The Pitts with parking area, electricity and electric car charging point..

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

TENURE Freehold (Note: Two other dwellings - a first floor flat and a small cottage to the rear within the building - have long leaseholds of around 950 years. The cottage has a pedestrian right of way only and entrance door on the eastern elevation).

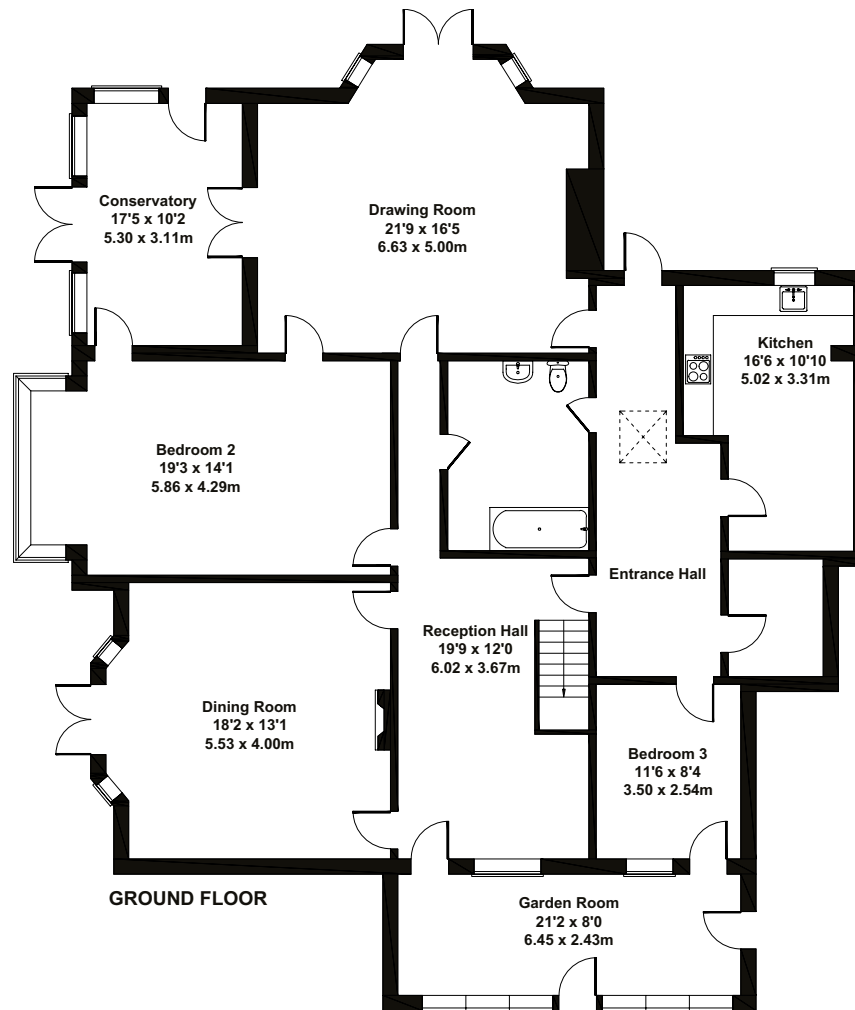
COUNCIL TAX Band E

EPC Rating D

POSTCODE PO38 1NT

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

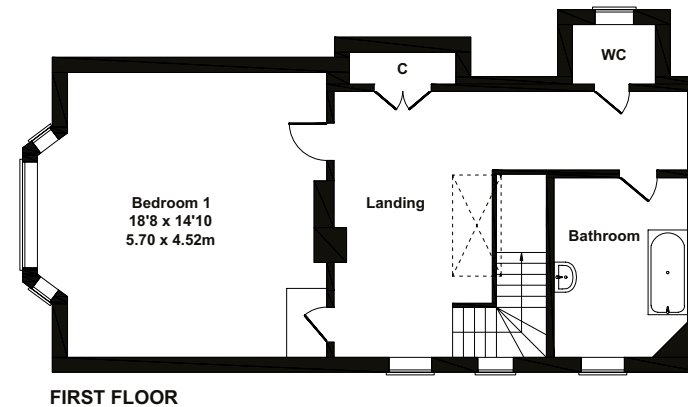




Cliff Dene

Approximate Gross Internal Area
3197 sq ft - 297 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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