

SPENCE WILLARD



Trewartha, Belgrave Road, Ventnor, Isle of Wight



# *Occupying a superb elevated and south facing position, a handsome detached period house with commanding views over the English Channel and a superb garden*

VIEWING:

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Situated in close proximity to The Royal Hotel in a quiet position perched over the bay and within the Conservation Area with panoramic southerly sea views that can be enjoyed from the house and garden. There is easy access to the beach and coastal path below whilst the town's amenities are just a short level walk away with a good range of bars, restaurants and shops. The Esplanade that runs along the Blue Flag sandy beach has further eateries and a fish market whilst the nearby Botanic Gardens thrive in the area's great micro-climate. The surrounding area has superb walks amongst a rugged coastline with numerous sandy bays and downland views.

This fine detached stone property is set in largely walled grounds approaching half an acre with a particularly wonderful level lawned garden with a summer house from which the views can be enjoyed and ideal for entertaining. In addition, there is a garage and two parking spaces.

The house would now benefit from modernisation but retains an array of period features. The property has been subject to a recent insurance claim for subsidence resulting in comprehensive works to stabilise the foundations with internal repairs currently being undertaken which will benefit from a certificate of structural adequacy on completion of works. In addition, the works to the foundations will have a 10 year guarantee. Walls at the bottom of the garden have been repaired with the installation of ground anchors. The substantial conservatory believed to have been constructed in 1980s is towards the end of its life and needs either considerable repair or replacement. The gas fired boiler serving the central heating system is also in need of replacement.



#### ACCOMMODATION

**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** Range of built-in units. Boiler (no longer working).

#### 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** Bath, 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 around acre and includes a detached brick **GARAGE** (2.78m x 5.75m) with up and over door, power and lighting. Adjacent are a pair of toilets (dating from when the gardens were open to the public and charity events took place). In addition, there is a **PARKING AREA** for two cars off Belgrave Road.

**SERVICES** Mains water, electricity, drainage and gas.

**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.

**PLEASE NOTE** Photographs were taken between 2021 and 2025. there have been some changes made to the house since the photographs of the property furnished were taken as part of the current works.

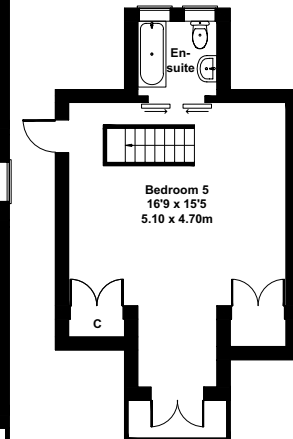
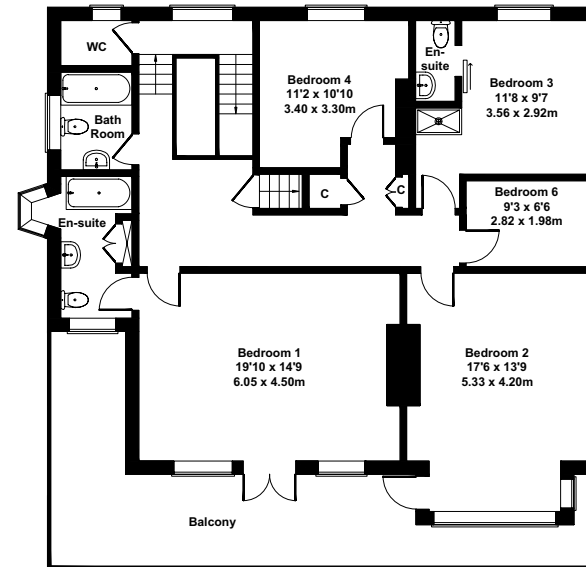
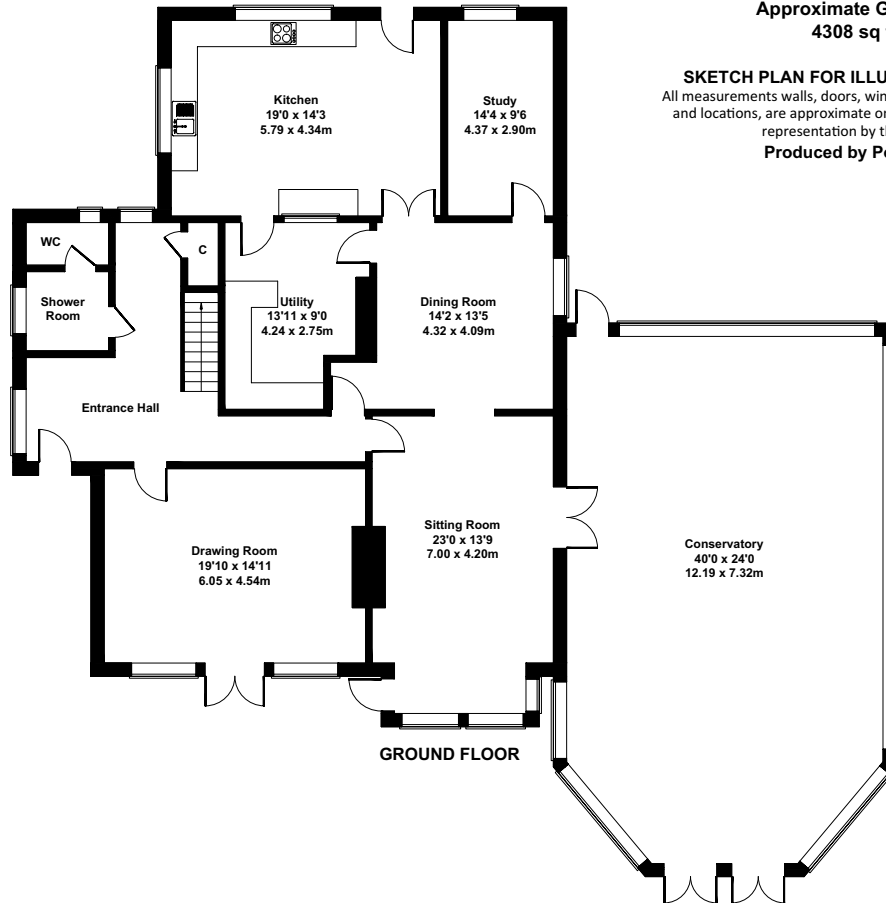




# Trewartha

Approximate Gross Internal Area  
4308 sq ft - 400 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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