

SPENCE WILLARD



Glencliff, Park Avenue, Ventnor, Isle of Wight

A superbly located home with wonderful views over Steephill Cove, and with direct access to the coastal path and Ventnor Park

VIEWING:

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Situated to the western end of Ventnor Park, Glencliff occupies an excellent position providing exceptional southerly coastal views over nearby Steephill Cove. The property is situated adjacent to the former stables and Coach House of Steephill Castle (demolished in the 1950s) and is accessed via impressive stone gate pillars. There is also a gate leading directly into Ventnor Park, (by permission of the Council). The Park provides an attractive setting with an array of fine mature trees, a bandstand, an outdoor gym overlooking the English Channel and paths leading back towards the town centre. To the south west is Flowers Brook Meadow where streams from two springs from the Downs above join and flow into a small pond and a little further west are Ventnor Botanic Gardens. The town centre with a good range of shops and restaurants is a largely level and attractive walk from Glencliff.

The house was built in the early 1940s with good-sized principal rooms facing south west, providing light accommodation and making the most of the fine sea views. The house retains many original features including an impressive oak panelled hall, parquet flooring (recently refurbished) and stained glass windows. In recent years enhancements have been made including a new conservatory with first floor balcony above and a second floor bedroom suite. With ample parking, a garage, car port, various garden buildings and a lovely south facing garden with seating areas overlooking the coast, it provides a great overall package.

ACCOMMODATION

A wide brick arch opens to a pair of original oak front doors with glazed panels opening to:

ENTRANCE HALL An impressive entrance with oak panelling, parquet flooring and original staircase with detailed joinery leading past a large stained glass window to the first floor.



SITTING ROOM A light, spacious room with a wide bay fronted window providing wonderful southerly views over the garden and English Channel. Parquet flooring, fireplace (sealed with ornate surround). Access to the conservatory and a pair of glazed doors opening to:

LIVING/DINING ROOM A further attractive reception room with a bay fronted window overlooking the garden and to the sea. Brick fireplace housing a wood burning stove with a decorative, carved hardwood surround. Parquet flooring, stained glass window and part glazed door providing access to:

CONSERVATORY Built in 2012 of UPVC construction with double glazed windows making the most of the stunning views towards Steephill Cove with bi-fold doors to either side opening to the garden. Downlighters and electric heating.

KITCHEN Fitted with a good range of built in cupboards with integral electric oven, 4 ring hob with extractor over and space for a dishwasher. Belfast sink with granite worksurface to the side and built in dresser.

UTILITY ROOM Space for fridge, freezer and washing machine. Wash basin and built in cupboards. Walk-in cupboard with coat hooks and shelving.

CLOAKROOM With WC.

BOOT ROOM A further UPVC framed conservatory with tiled floor and access to the garden.

**FIRST FLOOR
LANDING**

BEDROOM 1 A spacious double bedroom with bay window, a good range of built in cupboards, one of which contains a sink. Enjoying superb southerly views over the garden and the English Channel. Door opening to balcony.

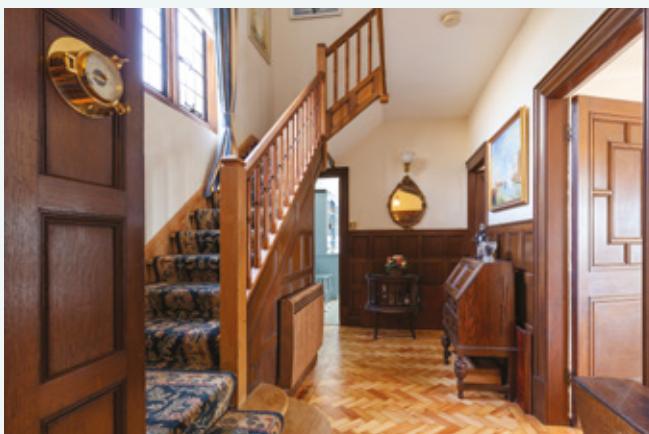
BEDROOM 2 A versatile room currently used as a study that opens to a glazed seating area from which views can be enjoyed and bi-fold doors open to a balcony with stainless steel handrail and glazed panels providing a spectacular vantage point.

BATHROOM A roll top bath with mixer tap and shower attachment, pedestal wash basin, WC and heated towel rail. Shelved cupboard.

SHOWER ROOM Tiled shower, WC and heated towel rail.

BEDROOM 3 A double bedroom with bay window, extensive built in cupboards and panoramic views. Door through to balcony.

BEDROOM 4/STUDY Overlooking the driveway. Built in cupboard.





SECOND FLOOR

BEDROOM 5 A spacious double bedroom, with extensive undereaves storage, panoramic views of the surrounding coastline and Steephill Cove. Roof window to west side elevation and roof window to rear elevation with views of Ventnor Downs.

SHOWER ROOM EN-SUITE Shower, wash basin, WC and heated towel rail. Roof window to rear of property.

OUTSIDE

Accessed via a private drive (over which neighbouring properties have a right of access), which leads to a gravelled parking area providing parking for a number of cars. Adjacent to the house is a **SINGLE GARAGE** and **CAR PORT/STORE**. The principal garden is situated to the south and west of the house, comprising lawns with various borders and mature trees which provides a delightful setting from which the views can be enjoyed from numerous seating areas. There is gated access into Ventnor Park and onto the coastal path. **SUMMERHOUSE, GREENHOUSE and GARDEN STORE**.

SERVICES Mains water, electricity and drainage. Electric heating, (including some programmable electric heating), Ground mounted photovoltaic panels with feed in tariff of approx. £700 PA and solar thermal panel for hot water. Electric car charger.

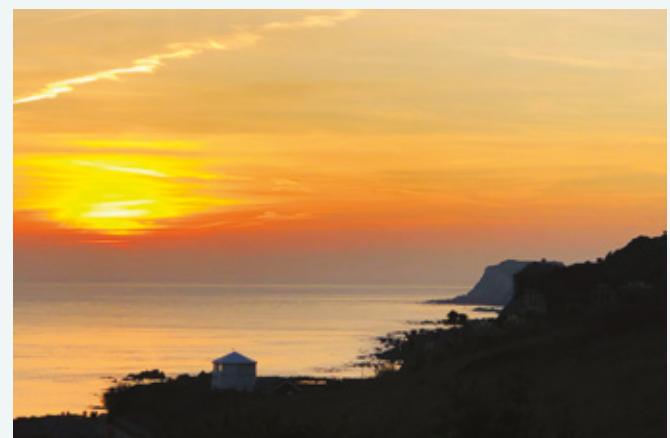
EPC Rating D

COUNCIL TAX Band F

TENURE Freehold, (note the decked terrace to the south of the garden extends over Council land for which the vendors have a annual lease for a peppercorn rent, also allowing gated access into the park).

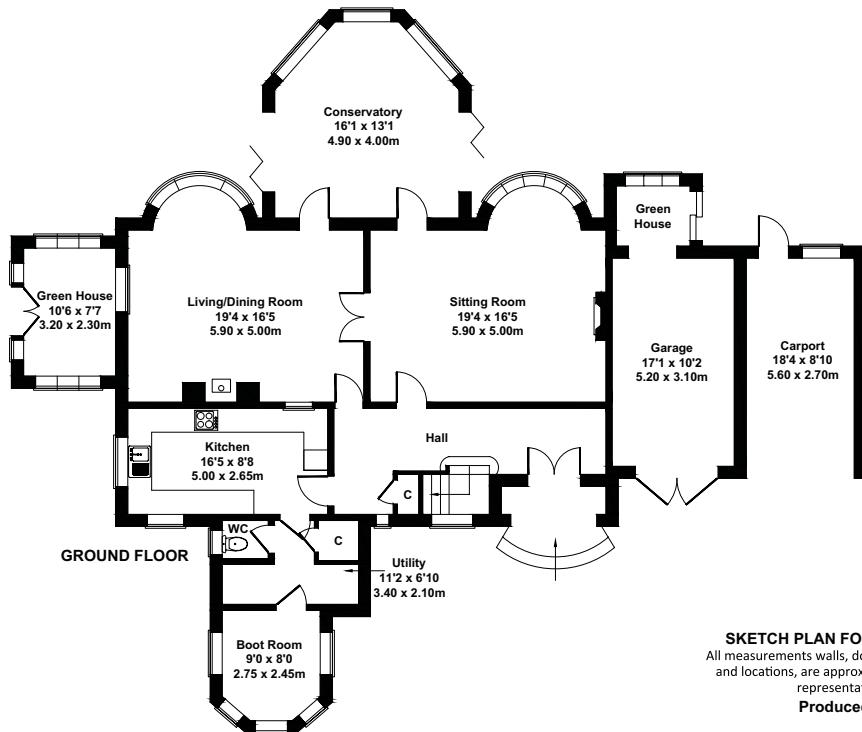
POSTCODE PO38 1LF

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

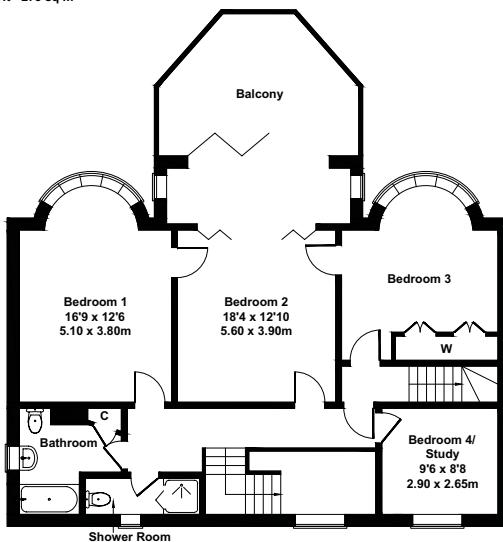


Glencliff, PO38 1LF

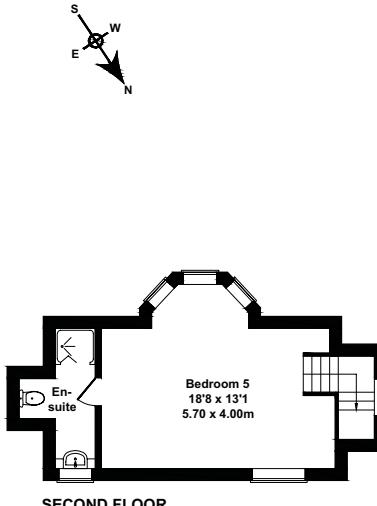
Approximate Gross Internal Area
2992 sq ft - 278 sq m



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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