

UNDER ROCK

Shore Road, Lower Bonchurch, Isle of Wight



COUNTRY HOMES

— by Hose Rhodes Dickson —

UNDER ROCK

Shore Road, Lower Bonchurch, Isle of Wight, PO38 1RF

Ryde 11.8 miles, Cowes 15.9 miles, Fishbourne 13.9 miles, Yarmouth 20.9 miles (all approximate distances)

An architecturally interesting property thought to date from the 1830's with unusual shaped rooms and much period detailing. Grade II listed, Under Rock offers a potential purchaser an interesting and rewarding project to continue and complete the renovation work that the current owner has undertaken.

Once completed the property will be a joy to live in, the home and gardens enjoy privacy and a feeling of seclusion due to its south facing aspect within its mature well planted botanical style gardens.

The accommodation is sizeable and flexible and could be arranged to offer as much as five reception rooms in addition to the kitchen/breakfast room and seven bedrooms, if a prospective purchaser so required.

The dramatic driveway winds through the local geology and opens onto Shore Road, which leads down to the nearby beaches and coastal path and gives pedestrian access to the town of Ventnor. There is a good selection of shops in the town, both locally owned boutique and high street stores, restaurants, primary and secondary schools, beaches and harbour.

GROUND FLOOR

From the paved terrace, glazed double doors open into:

ENTRANCE HALL A delightful and unusual circular room.

INNER HALLWAY Stairs with wooden balustrade to the upstairs landing. Door leads to:

SITTING ROOM French doors and windows opening out to the front gardens. Natural stone fireplace.

DRAWING ROOM Window and glazed double doors with built in shutters opening out onto the garden. Stone fireplace.

SIDE ENTRANCE HALL With windows and doors opening on to the driveway. Door to: **CLOAKROOM/WC** Pipework in situ ready for sanitaryware.

Glazed double doors from entrance hall to:

HALLWAY With second staircase off to first floor. Opening to:

DINING ROOM A good size room with attractive bay window to one end overlooking the side garden. Open fire with wooden mantle. Door to:

KITCHEN/BREAKFAST ROOM Fitted with a range of cream wall and base units. Double bowl stainless steel sinks with mixer tap. Space for dishwasher and cooker. Window to side. Tiled floor. Room for table. Window and door to rear passage with useful **STORE ROOMS** off.

Door from Kitchen to:

STUDY/SNUG Part wood panelled walls, stone fireplace with wood burner inset. Window to side. Beams to the ceiling.

REAR PASSAGEWAY Door to outside. Space and plumbing for washing machine. Space for freezer. Coal store. Two storage areas with half glazed door. Double doors to outside WC.

FIRST FLOOR LANDING 'Light well' allowing natural light onto the stairs.

BEDROOM 1 With windows to the front enjoying views over the gardens. Feature fireplace. Door to potential Ensuite Bathroom with plumbing for suite to be fitted. Window to side.

BEDROOM 4 A single room with window to front.

BEDROOM 3 A double room with window to side.

SHOWER ROOM/WC With built in shower, hand basin and wc. Feature fireplace. Extractor fan.

BEDROOM 5 A double room with attractive window to side. Built in cupboard.

SHOWER ROOM/WC Shower cubicle, wc. Extractor fan. Built in cupboard with shelving.

BEDROOM 6 A double room with window to side. Feature fireplace.

BEDROOM 7 With window to side.

POTENTIAL BATHROOM Fitted with plumbing ready for bathroom suite. Window to rear.

LANDING Window to rear. Doorway to:

BEDROOM 2 A charming room with bay window to side overlooking the driveway. Feature fireplace with marble surround. Door to top of second staircase.

OUTSIDE

A long driveway leads through well planted private mature gardens. Providing a parking and turning area and carport. A large terraced area gives an ample seating area in front of the house and access down to the lawned areas of the garden. There is a wooden summer house and greenhouse in the grounds.

HEATING

The current owner has fitted an oil tank and radiators to the ground floor. A boiler and radiators need to be fitted to the first floor and connected for the system to be operational.

COUNCIL TAX Band G

TENURE Freehold

AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared November 2014.

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