

70 Trinity Road, Ventnor, Isle of Wight, PO38 1NS

Guide Price £995,000

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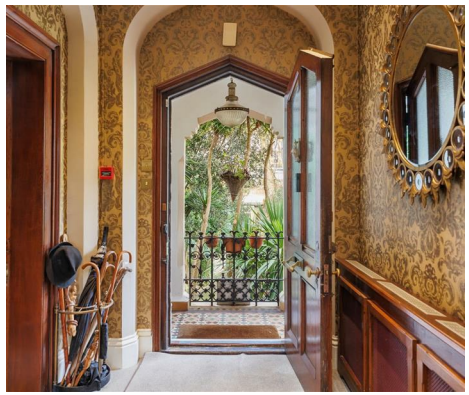
McCarthy & BOOKER

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*** FANTASTIC NEW PRICE ***
This Victorian detached house offers an abundance of space with an expansive versatile layout over three floors plus an annexe. There are 7 bedrooms, 4 bath/shower rooms and 6 reception rooms throughout the property which has a very flexible uses. The lower ground floor and annexe are currently used for business purposes but could be easily adapted into a rental or additional self contained family residence.
Beautiful gardens surround the property and plenty of parking, must be viewed!

Welcome to this imposing Victorian residence, an architectural gem set within stunning grounds in an Area of Outstanding Natural Beauty (AONB) with picturesque views of St Boniface Downs. Approached through grand wrought iron gates and a sweeping driveway, this property offers a unique blend of period charm, modern living, and versatility, making it an extraordinary opportunity for buyers seeking a distinctive home with character.

Upper Ground Floor

Step inside to discover period details such as high coved ceilings, archways, picture and dado rails, and arched wood-framed windows and French doors. The lounge exudes warmth with its beamed ceiling, panelled walls, French doors to the terrace, and a stone fireplace with a log burner. A particularly enchanting feature is the carved wood door leading from the lounge, believed to be reclaimed from a nunnery in France.

The music room is equally charming, boasting bay windows, panelled walls, and a fireplace, while the dining room impresses with its intricate ceiling motif and a marble fireplace. The kitchen provides a blend of elegance and functionality with its attractive wood cabinetry housing modern appliances.

First Floor

From the galleried landing, you'll find five spacious bedrooms, each with their own unique character. The main bedroom features an en suite shower, while the additional bedrooms are serviced by a superb family bathroom and a wet room, ensuring comfort and convenience for the whole household.

Lower Ground Floor & Annex

The lower ground floor expands the property's potential with its hallway, additional reception room/bedroom, shower and utility rooms, two storerooms, and a further office/bedroom with access to an attached annex. The annex, also currently used as a business space, includes a kitchen area, reception room, two bedrooms, and a shower room. This versatile space could be adapted for a variety of purposes, such as guest accommodation, rental potential, or even a workspace.

Exterior & Grounds

The property's striking exterior features high chimney stacks, local grey stone walls and an elegant outer porch at the upper ground floor level. The beautifully landscaped gardens, recognized by the National Garden Scheme and featured in the "Beautiful Gardens of Bonchurch" annual weekend, include a lawned area, large shrub beds, patios, and a pergola, offering tranquil spots to relax or entertain while following the sun.

Location

Nestled in a peaceful and sought-after location, this property offers breath taking views of St Boniface Downs and is surrounded by the natural beauty of an AONB. The village of Bonchurch and nearby amenities are easily accessible, providing the perfect balance of seclusion and convenience.

Viewing Highly Recommended

This truly remarkable property offers a unique opportunity to own a Victorian masterpiece surrounded by exceptional gardens and versatile living spaces.

Further Information

Tenure: Freehold

EPC: E

Council tax band: E





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Mains water, gas, electric and sewerage
Broadband: 530 Wightfibre
Loft: Partially boarded, with ladder and light
Gas central heating via 2 boilers
Alarm system

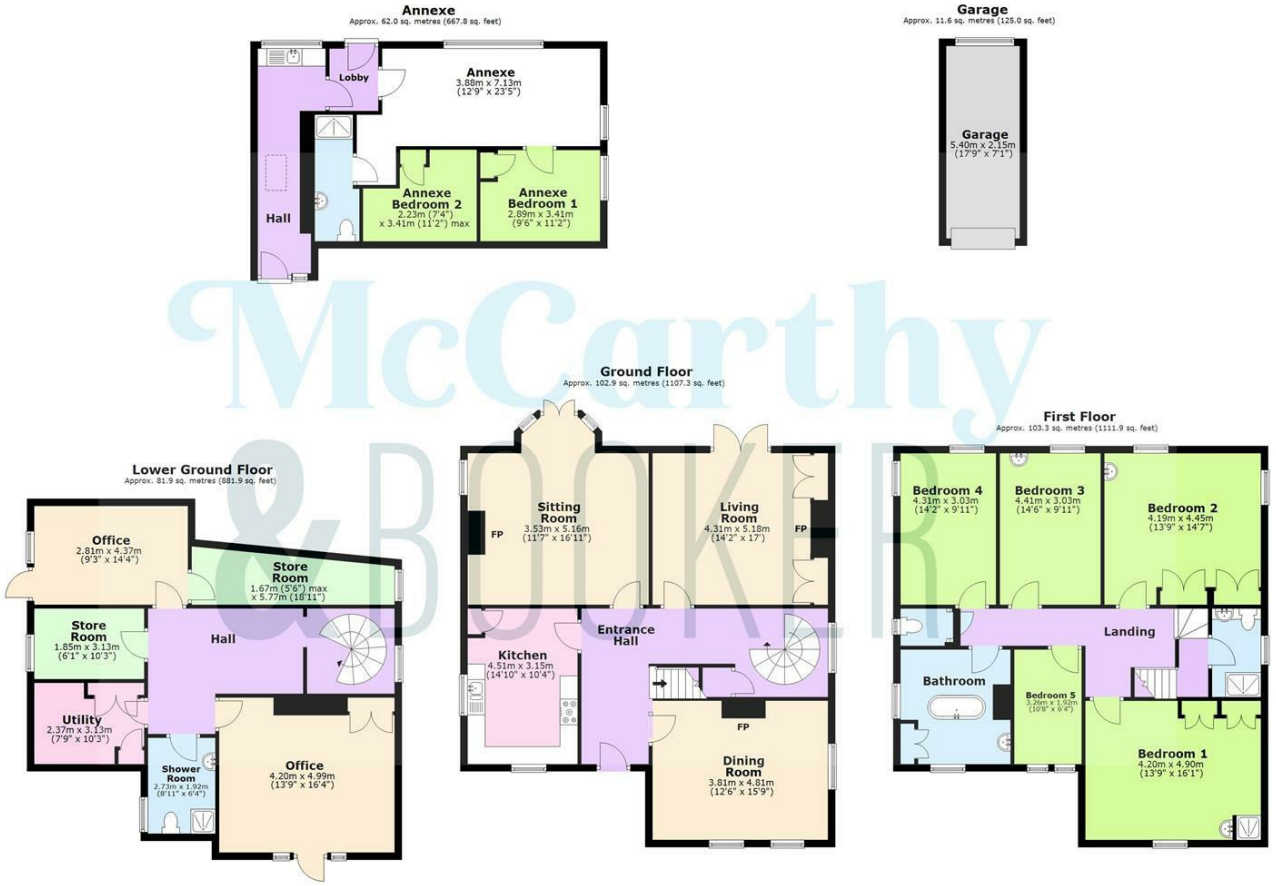
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 361.8 sq. metres (3893.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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