



Glenroy  
Spindlers Road | St Lawrence | Ventnor | Isle of Wight | PO38 1XD

FINE & COUNTRY

# Seller Insight

“*St Lawrence combines historic charm, botanical wonders, and wild coastal beauty—ideal for walkers, history enthusiasts, and those seeking serene escapes. From medieval churches and wartime relics to lush gardens and dramatic cliffs, it offers a slice of timeless Isle of Wight.*

*Ventnor Botanic Garden, just a short distance away from the property, showcases over 6,000 plant species in a sheltered microclimate and features café and picnic areas, a delightful place to explore.*

*Hidden coves like Woody & Binnel Bay are easily accessible, offering pebbled beaches beneath towering chalk cliffs, providing some of the most stunning coastal back drops.\*”*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## Glenroy

Commanding an elevated position with uninterrupted views across the English Channel, this exceptional four-bedroom detached character residence is set within beautifully landscaped mature gardens and offers an enviable lifestyle by the sea. With a gated driveway, detached garage, and a large south-facing sun terrace, this home seamlessly blends timeless charm with modern comforts.

From the moment you arrive, the property exudes warmth and distinction. The generous frontage, mature planting, and coastal backdrop create a private sanctuary just moments from the coast. Inside, the home offers well-balanced living space thoughtfully arranged to maximise natural light and the awe-inspiring sea views.

At the heart of the ground floor lies the show-stopping garden room — a spectacular space glazed on three sides, with additional roof lights that flood the room with sunlight and perfectly frame the dramatic seascape beyond. Double doors lead out to the expansive sun terrace, making it the perfect setting for entertaining or simply unwinding while enjoying the ever-changing horizon.

The home also features two further elegant reception rooms — a sitting room and a formal dining room — both showcasing period fireplaces and rich stripped wood flooring that flows throughout much of the ground floor, enhancing the home's character and warmth. The recently remodeled extension features stylish, hardwearing flooring, blending practical design with modern aesthetics.

The kitchen/breakfast room is a true hub of the home, beautifully appointed with navy shaker-style base units, solid wooden worktops, and bold contrasting tiles that lend a fresh coastal feel. Adjacent to the kitchen is a useful utility room and a sleek, modern shower room — perfect for busy family life or hosting guests.

Upstairs, the first floor comprises four well-proportioned bedrooms. The principal bedroom is a serene retreat, complete with built-in wardrobes and a wide bay window that captures sweeping sea views. Two further generous double bedrooms and a large single room provide flexible living accommodation, ideal for family, guests, or a dedicated home office. A stylish family bathroom serves the upper level.

The outdoor space is equally impressive. The mature gardens wrap around the home, providing year-round interest and privacy, while the elevated terrace ensures the captivating sea views are always centre stage.

Located in a highly desirable coastal setting, this property is perfect for those seeking a peaceful retreat without compromising on space, character, or outlook. Whether enjoyed as a full-time residence or a luxurious coastal escape, this is a rare opportunity to acquire a unique and lovingly maintained home with a truly world-class view.







### Travel Information

12.9 miles from Fishbourne to Portsmouth Ferry Terminal  
 15 miles from East Cowes to Southampton Ferry Terminal  
 18.3 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

### Leisure Clubs & Facilities

Ventnor Tennis Club, Ventnor – 2.5 miles  
 Ventnor Golf Club, Ventnor – 2.5 miles  
 Ventnor Bowling Club, Ventnor – 2.5 miles  
 Rew Valley Sports Centre, Ventnor – 2.5 miles

### Healthcare

Doctors Surgeries  
 Ventnor Medical Practice, Ventnor 01983 857288  
 Grove House Surgery, Ventnor 01983 857288  
 The Bay Medical Centre, Sandown 01983 409292  
 South Wight Medical Practice, Niton 01983 730257

General Hospitals  
 St Mary's Hospital, Parkhurst Road, Newport 10.8 miles  
 (01983 822099)

### Education

Primary Schools  
 St. Francis Catholic and Church of England Primary Academy, Ventnor 01983 857449  
 Wroxall Primary School, Wroxall 01983 852290  
 Niton Primary School, Niton 01983 730209  
 Godshell County Primary School, Godshell 01983 840246

Secondary Schools/Colleges  
 The Island Free School, Ventnor 01983 857641  
 The Bay CE School, Sandown 01983 403284  
 Carisbrooke College, Newport 01983 524651  
 Christ The King Upper College, Newport 01983 537 070  
 Medina College, Newport 01983 861 222  
 Ryde School with Upper Chine School, Ryde 01983 562229  
 The Island VI Form Campus, Newport 01983 522886  
 Isle of Wight College, Newport 01982 526631

Learning Assisted Schools:  
 Medina House, School Lane, Newport 01983 522 917  
 St. Georges, Watergate Road, Newport 01983 524 634  
 St. Catherine's, Grove Road, Ventnor 01983 852722

### Entertainment

Restaurants / Bars  
 The Bistro, Ventnor  
 Smoking Lobster, Ventnor  
 The Mill Bay, Ventnor  
 Geranium Restaurant, Royal Hotel, Ventnor  
 The Hambrough Restaurant & Bar, Ventnor  
 The Met, Ventnor  
 Bonchurch Inn, Bonchurch  
 White Horse, Whitwell  
 The Buddle Inn, Niton  
 White Lion, Niton

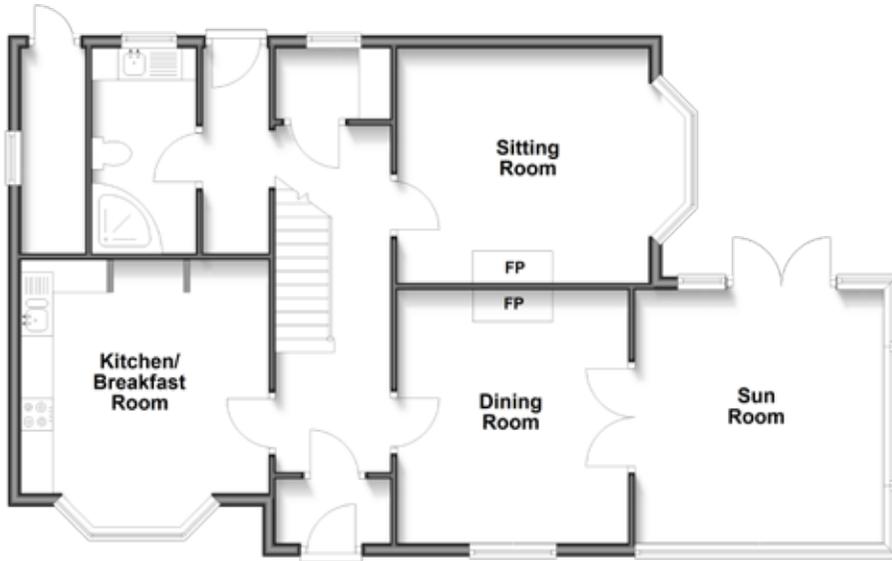
These bars and restaurants are available within a 10 minute drive of this home

### Local Attractions / Landmarks

Ventnor Botanic Gardens – Ventnor  
 Hoy Monument – Whitwell  
 St Catherine's Oratory – Blackgang  
 National Trust – Ventnor Downs, Ventnor  
 Appuldurcombe House - Wroxall  
 Model Village – Godshell  
 Shanklin Chine & Old Village - Shanklin  
 The Wildheart Animal Sanctuary - Sandown  
 Blackgang Chine – Blackgang  
 Isle of Wight Pearl Centre - Chale

### Ground Floor

Approx. 88.3 sq. metres (950.7 sq. feet)



### GROUND FLOOR

- Entrance Porch
- Hallway
- Kitchen / Breakfast Room 10' up to bay x 9'
- Dining Room 14'8 into bay x 12'9
- Sun Room 12'4 x 10'3
- Sitting Room 13' x 12'
- Utility Room
- Shower Room

### FIRST FLOOR

- Landing
- Bedroom 1 15'3 x 12'
- Bedroom 2 13' x 12'
- Bedroom 3 12'9 x 12'
- Bedroom 4 10' x 9'
- Bathroom 6' x 5'6

### OUTSIDE

- Front Garden
- Driveway Parking
- Detached Garage 18'6 x 10'
- Rear Garden

### First Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

Council Tax Band: E  
Tenure: Leasehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed



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