



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

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
Godshill County Primary School, Godshill	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

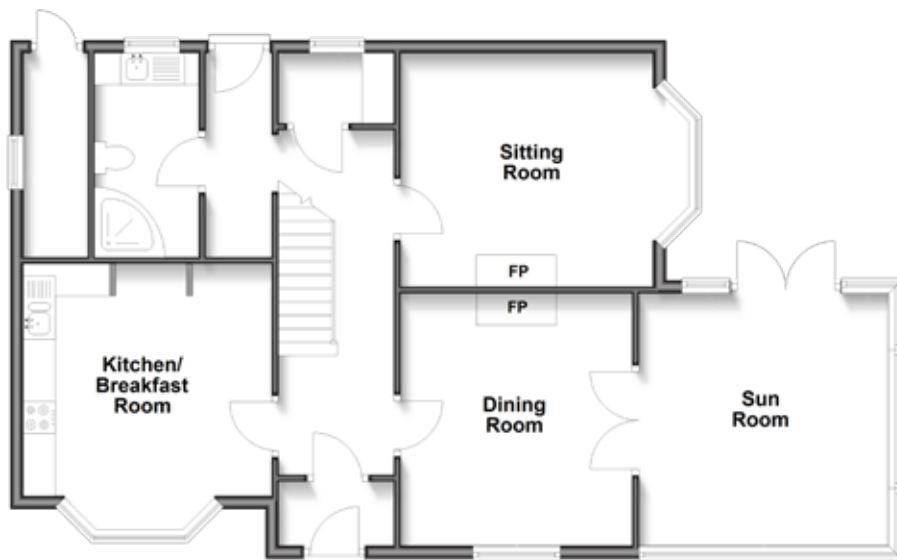
These bars and restaurants are available within a 10 minute drive of this home

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 – Godshill
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

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