



Pilgrims Way
Ashknowle Lane | Whitwell | Ventnor | Isle of Wight | PO38 2PP

FINE & COUNTRY

Seller Insight

“ This has been our beloved home for eight years and we have seen our children grow into young adults here. We have loved being surrounded by countryside and have enjoyed countless rambles along the many footpaths around here, particularly the bridleway that runs directly to Niton without having to set foot on a road. Niton is a lovely village with a couple of great gastropubs, local shop and primary school and it has served us well.

There are also numerous footpaths accessing the beautiful surrounding countryside, or you can enjoy the spectacular sea views along the coastal path to Steephill Cove; a little gem of a place that has a couple of eateries serving Ventnor Bay crab and a gorgeous beach. Ventnor is the hub for the local communities of the nearby country villages of Bonchurch, Niton, St Lawrence.

We will be sorry to leave this house, however we plan to fulfil a lifelong dream of sailing a yacht around the world.”*

* 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

Pilgrims Way

This is an immaculate, detached four-bedroom house, with a separate, two-storey outbuilding / studio, and a home perfectly equipped for outdoor entertaining with a superb garden kitchen and separate bar.

Entered via a pretty oak framed porch you are greeted into a spacious hallway with a beautiful oak staircase. The sitting room has an attractive fuel burner and beautiful wood flooring, which flows throughout the house. Across the hallway is an excellent sized kitchen diner, with all the practical necessities, such as electric oven, gas stove, integrated dish washer and a large American style fridge freezer, set alongside traditional features such as the fuel burning stove, butlers sink and bespoke wood cabinets. At the far end are bifold doors opening into the rear garden, bringing light into this stunning family space. The utility room is conveniently located directly off the kitchen, and has a sink, as well as plumbing for both a washing machine and dryer.

The large lounge at the rear of the property, adjoins the snug and benefits from dual aspect bifold doors, as well as a set of windows on a third wall, making this a bright and beautiful room that blurs the boundaries between inside and outside living. Further rooms on the ground floor include a handy boot room accessed from the garden and a separate cloakroom.

On the first floor there are four double bedrooms, two have ensuite bathrooms, both with showers over bathtubs and finished with attractive wood flooring. There is also a family bathroom, with a bath and separate shower. To the second floor is a large attic room, a flexible room, which could make another good-sized bedroom, games room or an office.

Outside is a large garden, mostly laid to lawn, with an impressive terrace that spans the rear and side of the property. Two lovely additions are the beautiful, timber framed garden kitchen, complete with a gorgeous Charnwood stove, pizza oven and barbeque, as well as a bar - perfect for entertaining or maybe having a quiet place to relax. There is ample parking on the driveway as well as a detached double garage. The two-storey outbuilding / studio is an attractive feature of the garden and is currently used as guest accommodation.







Travel Information

16.9 miles from Yarmouth to Lymington Ferry Terminal
13 miles from East Cowes to Southampton Terminal
11.4 miles from Fishbourne to Portsmouth 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

1Leisure The Heights, Sandown	8.3 miles
Ventnor Golf Club, Ventnor	3 miles
1Leisure Medina, Newport	8.9 miles
The Cabin, Spa & Wellness, Ventnor	3.1 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 840625
Ventnor Medical Centre, Ventnor	01983 857288
Grove House Surgery, Ventnor	01983 852427
The Bay Medical Centre, Sandown	01983 409292

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	01983 822099 (9.1 miles)

Education

Primary Schools
Godshill County Primary School, Godshill – 01983 840246
Niton Primary School, Niton – 01983 730209
Newchurch Primary School, Newchurch – 01983 865210
Wroxall Primary School, Wroxall – 01983 852290
Shanklin C of E Primary School, Shanklin – 01983 862444

Secondary Schools/Colleges:

The Island Free School, Newport Road, Ventnor - 01983 857641
Carisbrooke College – 01983 524651
Christ the King Upper College - 01983 537070
Medina College - 01983 526523
Island Innovations V1 Form Campus - 01983 522886
Isle of Wight College - 01983 526631

Learning Assisted Schools:

Medina House, School Lane, Newport - 01983 522917
St George's, Watergate Road, Newport - 01983 524634
St Catherine's, Grove Road, Ventnor – 01983 852722

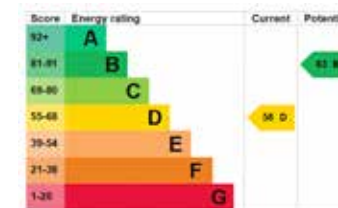
Entertainment

Restaurants and Bars
The White Lion, Niton
The Taverners, Godshill
The Chequers Inn, Rookley
The White Horse, Whitwell
The Wight Mouse Inn, Chale
The Spyglass Inn, Ventnor
The Royal Hotel, Ventnor
The Hambrough, Ventnor

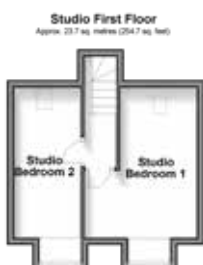
These restaurants and bars are all available within a 10-minute drive of your home.

Local Attractions / Landmarks

Appuldurcombe House, Wroxall
The Model Village, Godshill
Isle of Wight Donkey Sanctuary, Wroxall
Ventnor Botanic Gardens, Ventnor
Amazon World Zoo, Newchurch
Wildheart Animal Sanctuary, Sandown
Carisbrooke Castle, Newport



Council Tax Band: F
Tenure: Freehold



GROUND FLOOR

Entrance Porch
Hallway
Cloakroom
Kitchen / Dining Room 24'7 x 12'6
Utility Room
Sitting Room 14'5 x 12'5
Snug 11'10 x 9'10
Boot Room 8'2 x 7'7
Lounge 16'5 x 12'1

FIRST FLOOR

Landing
Bedroom 1 19' x 12'5
En-Suite Bathroom
Bedroom 2 12'1 x 9'10
En-Suite Bathroom
Bedroom 3 14'5 x 12'5
Bedroom 4 11'2 x 9'
Family Bathroom

SECOND FLOOR

Loft Room 17'7 x 14'1

STUDIO GROUND FLOOR

Living Room
Toilet

STUDIO FIRST FLOOR

Landing
Studio Bedroom 1 12'9 x 10'6
Studio Bedroom 2 12'9 x 6'7

OUTSIDE

Front & Rear Gardens
Outdoor Kitchen 15'9 x 14'1
Bar 16'11 x 14'7
Detached Garage 19'6 x 18'2
Driveway Parking



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