



St Catherines House
The Grove | Ventnor | Isle of Wight | PO38 1TB

Seller Insight

“ I have lived here for the past seven years and it has been a very special home, but I am now moving back to the mainland for family reasons. Although the location is very quiet and peaceful it is only a short walk to the high street with its numerous independent shops, post office, pubs and excellent restaurants and only a couple of minutes from the clifftop with steps down to the beach. The house is built in a hillside with St Boniface Downs behind it so there are wonderful places to go for walks along the coast path towards Steephill Cove, Shanklin or St Lawrence and, as the Downs lead to the highest point on the Isle of Wight, you have wonderful panoramic views from there across the island as well as to Portsmouth. The Downs are owned by the National Trust and designated as an area of Special Scientific Interest.

Ventnor is a friendly town and a haven for artists and holidaymakers alike. It became one of the more famous seaside resorts during Victorian times when Queen Victoria frequented Osborne House as she liked its unique micro-climate, making it one of the warmest places in the UK. The town has a delightful seafront with a traditional bandstand and great walks along the sea wall and beside the gorgeous Cascade Gardens as well as being able to stop off for some refreshment at some of the popular pubs and restaurants such as the Spyglass pub or the Smoking Lobster restaurant. As Ventnor's all year-round climate is particularly mild it is notable for its superb Victorian Botanic Gardens, where you can enjoy a wander round a 22 acre sub-tropical paradise. The town has a number of sporting clubs including tennis, cricket, rugby, football, angling and bowling as well as a riding school and a local golf club. There is a selection of schools in the vicinity and it is also the location for the island's 'Free School'.*

* 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

St Catherines House

This impressive Victorian residence dates back to 1874 and is set well back from a secluded and quiet private cul-de-sac in the charming seaside resort of Ventnor. It is partially hidden behind trees and approached via a parking area for four cars that leads to a wicket gate and a path to the house, bordered by lawns and a secluded sub-tropical garden with specimen plantings including a mature tree fern. The mature south-facing garden is a sun trap, rarely affected by frost. The path ends at steps up to a block paved, south facing terrace where you can enjoy sitting in the sunshine much of the day.

The property has been extensively, but sensitively, refurbished over the years while still retaining many original features that give it such a special character. This is well illustrated in the charming brick exterior with its chimneys, bay windows, quoin corners and ornate barge boards framing the varied roof lines. The main garden wall is of local stone. There is also a small conservatory and a delightful curved front door frame with a skylight and beautiful stained glass front door that leads to a tiled lobby and inner front door while, internally, there are also a number of period features including high ceilings, panelled doors, picture and dado rails, ceiling roses and fireplaces. The original staircase is illuminated by daylight from the painted glass ceiling light which is also the original.

A wide archway from the entrance hall to the dining room provides an open plan feel and guests will enjoy a meal in this delightful room with its fireplace and stove as well as floor to ceiling shelving. The elegant lounge has large bay windows providing plenty of natural light and also includes an attractive fireplace with a multi-fuel burner and alcove shelving, allowing room for books and ornaments.

The large dual aspect kitchen/breakfast room was only installed about a year ago and is the real 'hub of the household.' It has a contemporary design with pale green units housing a larder, a gas hob, a built-in double oven, warming drawer and combination microwave together with space for stand-alone appliances, such as, a fridge freezer and dishwasher and sufficient space for a large table and chairs as well as a seating area incorporating cupboards, again with space for a washing machine and dryer and a door to a side courtyard. A spacious reception room is currently used as a studio, which opens into the snug/study with direct access to the small front conservatory. This, in turn, has French doors to the front terrace so, if the studio and study are being used for business purposes, it provides a separate entrance for business visitors who do not need to venture into the private part of this family home. There is also space under the stairs to install a downstairs cloakroom.

Upstairs there is a family bathroom and a separate cloakroom as well as four double bedrooms and a fascinating conservatory. Two of the bedrooms have fitted cupboards, another includes an en suite bathroom, and the main bedroom has a charming bay window with views over the garden and St Catherine's church tower. The second bedroom has direct access to the conservatory, which has sunshine in the morning so is an ideal spot to sip your morning coffee while reading the papers. It also has French doors to another en suite shower room.







Travel Information

Ryde Hover Travel & Catamaran Passenger Ferry 12.2 miles (35mins)
East Cowes to Southampton Ferry Terminal 14.6 miles (31 mins)
Fishbourne to Portsmouth Ferry Terminal 13.0 miles (30 mins)
Yarmouth to Lymington Ferry Terminal 19.5 miles (30 mins)

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 Golf Club, Ventnor | 1.3 miles |
| 1Leisure The Heights, Sandown | 5.8 miles |
| The Cabin Coastal Spa, Ventnor | 1.0 miles |
| Ventnor Tennis Club, Ventnor | 0.4 miles |

Healthcare

| | |
|---|--------------|
| Doctors Surgeries | |
| South Wight Medical Practice, Niton | 01983 730257 |
| Ventnor Medical Centre, Ventnor | 01983 852787 |
| Grove House Surgery, Ventnor – 01983 852427 | |

| | |
|---|--------------|
| General Hospitals | |
| St Mary's Hospital, Parkhurst Ryde, Newport | (12.6 miles) |
| | 01983 822099 |

Education

Primary Schools
St Boniface C of E Primary School, Ventnor
Niton Primary School, Niton
Wroxall Primary School, Wroxall
The Island Free School, Ventnor

Secondary Schools/Colleges
Carisbrooke College, Newport
Christ the King Upper College, Newport
Island Innovations V1 Form Campus, Newport
Ryde Private, Queens Road, Ryde
The Bay CE School, Sandown
Isle of Wight College, Newport

| | |
|------------------------------------|---------------|
| Learning Assisted Schools | |
| St Catherines School, Ventnor | 01983 852722 |
| Medina House, School Lane, Newport | 01983 522 917 |
| St Catherines, Grove Road, Ventnor | 01983 852722 |

01983 854916
01983 730209
01983 852290
01983 857641

01983 524651
01983 53707
01983 522886
01983 562229
01983 403284
01983 526631

Entertainment

The Smoking Lobster, Ventnor
The Drunken Lobster, Ventnor
The Bistro, Ventnor
The TZ's True Food, Ventnor
The Royal Hotel, Ventnor
The Hambrough, Ventnor
The Hillside, Ventnor
The Spyglass Inn, Ventnor

Local Attractions / Landmarks

Ventnor Botanical Gardens, Ventnor
St Catherine's Lighthouse, Niton
Carisbrooke Castle, Newport
Osborne House, East Cowes
Model Village, Godshill
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, nr Arreton
Appuldurcombe House, Wroxall
Blackgang Chine Theme Park, Chale
Alum Bay Theme Park
Wildheart Animal Sanctuary, Sandown
The 'Old Village', Shanklin



GROUND FLOOR

| | |
|--------------------------|--------------|
| Entrance Porch | |
| Hallway | |
| Lounge | 15'2 x 13'5 |
| Dining Area | 13'5 x 13'2 |
| Study | 13'7 x 12'5 |
| Conservatory | 11'10 x 5'11 |
| Studio | 13'2 x 12'5 |
| Kitchen / Breakfast Area | 23' x 13'5 |

FIRST FLOOR

| | |
|----------------------|-------------|
| Landing | |
| Bedroom 1 | 15'2 x 13'6 |
| Bedroom 2 | 13'5 x 11'5 |
| Conservatory | 14'2 x 11'3 |
| En-Suite Shower Room | |
| Bedroom 3 | 14'1 x 12'6 |
| En-Suite Bathroom | |
| Bedroom 4 | 13'9 x 13'7 |
| Family Bathroom | |
| Cloakroom | |

OUTSIDE

Front Garden
Driveway Parking

Council Tax Band: E
Tenure: Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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