



Lower House  
Church Place | Chale | Ventnor | Isle of Wight | PO38 2HB



# Seller Insight



*I bought this house in 1996 for the cosy, calm and quiet feel it has. I've researched its history extensively and am excited to be passing all of this knowledge onto future occupants. My children grew up here and moving on will be a wrench, but I need somewhere smaller and its time for a new family to enjoy this wonderful home.*

*The parish of Chale is classified as an Area of Outstanding Natural Beauty (AONB), heritage coast and site of special scientific interest. The long boundary with the sea offers stunning views to the Needles, Tennyson downs and beyond, and the unspoilt wildness is considered a gem of the Isle of Wight landscape. What better way to enjoy this breathtaking landscape than along one of the many footpaths that abound this area.*

*This wonderful property is within easy walking distance of the renown White Mouse Inn, which was once a favourite haunt amongst both Royalty and smugglers alike, and now offers unrivalled sea views accompanied by great food and drink. A short drive will take you to the village of Niton, where you'll find pubs, cafés and two convenience stores – one of which has a post office – as well as a GP surgery and pharmacy, plus a highly sought after primary school and nursery. The number 6 bus runs through Chale, which will take you to Ventnor – a lovely seaside town bustling with high-end restaurants and boutique shops – and to Newport – the island's principal town.”\**

\* 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

## Lower House

This is a delightful, four-bedroom character property in the picturesque hamlet of Chale on the largely unspoilt south coast of the island that dates back to the 1500's. Set within a generous plot, this grade two listed property is arranged over three floors and boasts private vehicular access with ample parking, beautiful, island stone construction and period features throughout.

Entrance to the ground floor is via the original front door and into a good-sized sitting room, with a stunning, original, inglenook fireplace complete with original, bread oven. Additionally on this floor is a separate dining room that also boasts original fireplace and oven, as well as a large kitchen, built in the 1800's, that still has its original flagstone floors.

To the first floor is a spacious family bathroom with separate bath and shower, as well as two double bedrooms, which both have original floorboards and boast views over the countryside and the sea beyond. On the second floor are a further two double bedrooms which also benefit from impressive rural views. Outside is a large, wrap around garden with mature plants and trees, bordered by beautiful countryside and farmland.

This Elizabethan property is steeped in history and is believed to have been built by wealthy locals with connections to the infamous smuggling trade and has links to the nearby Abbey, with a rumoured 'Priest hole' hidden somewhere inside. This property emanates charm throughout and is bursting with potential to make it a truly spectacular family home.











**Travel Information**

15.5 miles - Ryde Hover Travel & Catamaran Passenger Ferry  
12.9 miles - East Cowes to Southampton Ferry Terminal  
12.4 miles - Fishbourne to Portsmouth Ferry Terminal  
14.1 miles - 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 Golf Club, Ventnor	7.3 miles
1Leisure The Heights, Sandown	9.2 miles
The Cabin Coastal Spa, Ventnor	7.4 mile
Ventnor Tennis Club, Ventnor	7.5 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 Road, Newport	01983 822099 (8.9 miles)

**Education**

Primary Schools  
St Francis Catholic and C of E Primary Academy, Ventnor

Godhill County Primary School, Godhill  
Niton Primary School, Niton  
Wroxall Primary School, Wroxall

Secondary Schools/Colleges:  
The Island Free School, Ventnor  
Carisbrooke College, Newport  
Christ the King Upper College, Newport  
The Bay School, Sandown  
Island Innovations V1 Form Campus, Newport  
Isle of Wight College, Newport

Learning Assisted Schools:  
Medina House, Newport  
St Catherines, Grove Road, Ventnor

01983 857449  
01983 840246  
01983 730209  
01983 852290

01983 857641  
01983 524651  
01983 53707  
01983 403284  
01983 522886  
01983 526631

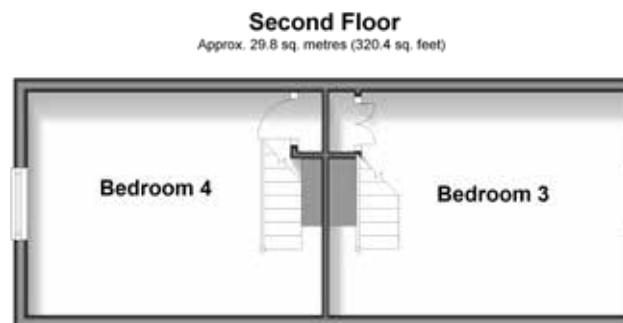
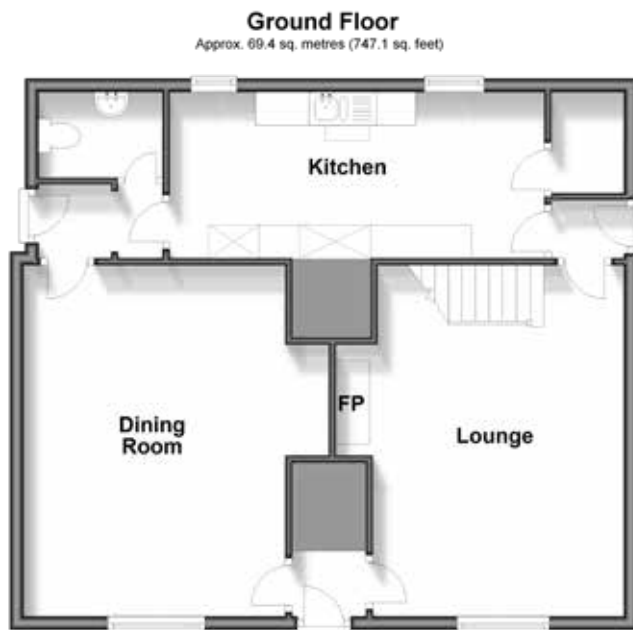
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01983 852722

**Entertainment**

The Buddle Inn, Niton  
White Horse, Whitwell  
White Lion, Niton  
Wight Mouse Inn, Chale  
The Hambrough, Ventnor  
The Royal Hotel Ventnor  
The Met, Esplanade, Ventnor  
The Spyglass Inn, Esplanade, Ventnor

**Local Attractions / Landmarks**

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



#### GROUND FLOOR

Hallway	
Lounge	17'3 x 12'3
Dining Room	17'4 x 12'11
Kitchen	19'5 x 6'9
Cloakroom	

#### FIRST FLOOR

Landing	
Bedroom 1	14'1 x 10'6
Bedroom 2	13'5 x 10'1
Bathroom	

#### SECOND FLOOR

Bedroom 3	13'10 x 10'11
Bedroom 4	12'9 x 10'8

#### OUTSIDE

Front Garden  
Driveway Parking  
Rear Garden

Council Tax Band: F  
Tenure: Freehold

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