



Bass Rock

St. Catherines Road | Niton Undercliff | Isle of Wight | PO38 2NE

FINE & COUNTRY

Seller Insight

“ There is so much to adore about this house, but we are particularly passionate about its rich history, and we have an abundance of information on it.

Every time we walk through the main entrance with the beautiful stained-glass windows, we're reminded that in times past it was the doctors waiting room. Likewise with the hall cupboard that was formerly the pharmacy, and the bedroom that was once the Dr's surgery.

The property has served as the most wonderful family home for many years, with ample space for our multi-generational family to have their own space and enjoy life together. It's with a heavy heart, after many very enjoyable years that we pass on the house to new custodians to love and experience.”*

* 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

Bass Rock

This remarkable property was built in 1836 for the local surgeon, as his home and practice, although its access to the beach via 'secret' paths suggests it was likely used by smugglers hoping to avoid the customs and excise men.

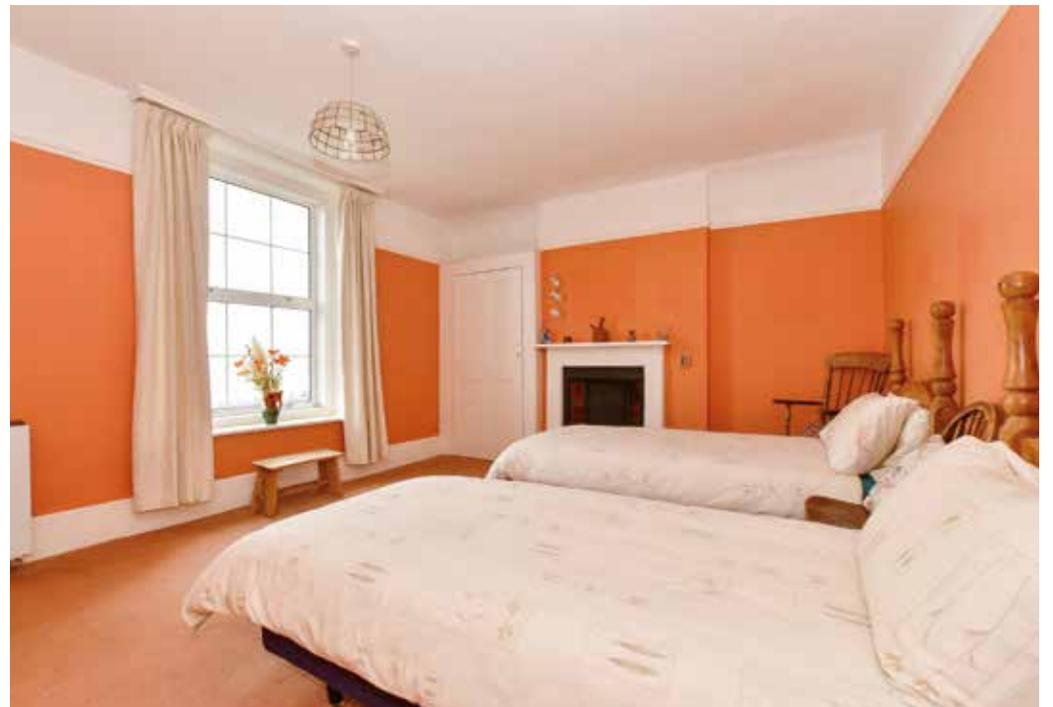
Much of this enchanting property's history has been preserved over the years and there are numerous adorable period features throughout, such as the numerous, beautiful fireplaces including the rather special door-fronted fire in the bathroom, or the original pantry with delightful, cast-iron sliding hatch, and the various stained-glass windows and exposed beams throughout, to name but a few. Furthermore, the location is incredible, reminiscent of exclusive coastal resorts such as the Hamptons or Cote d'Azur and it's easy to see why. There's a swimming pool in the sprawling, tiered, south-facing garden that has the potential to be fully operational, accompanied by both a shower and a loo with a view!. This part of the island has its own microclimate, benefitting from higher temperatures than anywhere else in the UK. And of course there's the iconic, breathtaking views across the English Channel. Within the gardens there is also a Victoria greenhouse and a timber summer house to enjoy the outstanding views too.

The property is 'split level' with the ground and upper ground floor relating to the front of the property that is conveniently accessed from the road. There's a single garage here that was formerly the stable for the Dr's Pony for doing his 'rounds' with, plus a driveway. On this floor is a large family bathroom and five double bedrooms, however, there is potential to convert two of these rooms into a truly impressive principal bedroom with ensuite bathroom and dressing room. The gorgeous Victorian period features continue, as do the spectacular views in the bedrooms; one of which has an ensuite shower room that also enjoys the views.

The lower ground floor briefly comprises of a good-sized kitchen with an adjoining utility room, and a further room that is currently used for wine making but offers many alternative possibilities. There are two stunning living rooms that are bathed in light from their huge, south facing bay windows, and partition doors between them offer a choice of an open plan arrangement or two separate rooms. There's a further living room, again offering further flexibility, and a fabulous sunroom that runs along the entire rear length of the property that could not be in a better place to sit back and enjoy the amazing views.

In addition to all of this, there is also a one-bedroom, self-contained annexe that could generate an income as a holiday let or provide accommodation for a multigenerational family.







Travel Information

13.2 miles from Fishbourne to Portsmouth Ferry Terminal
 14.5 miles from East Cowes to Southampton Ferry Terminal
 16.3 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	5.5 miles
Ventnor Golf Club, Ventnor	5.3 miles
1Leisure The Heights, Sandown	10.4 miles
Rew Valley Sports Centre, Ventnor	5.2 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 Ryde, Newport	(10.3 miles) 01983 822099

Education

Primary Schools	
Windmills Pre-School, Bembridge	01983 857641
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
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

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
 White Lion, Niton

These bars and restaurants are available within a 10-minute radius 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 & UPPER GROUND FLOOR

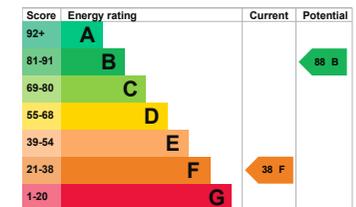
Inner Hallway	
Breakfast Area	11'6 x 11'4
Kitchen	16'11 x 9'7
Rear Porch	
Utility Room	
Pantry Store	
Wine Store	
Drawing Room	14'6 x 12'4 up to bay
Sitting Room	14'5 x 12'4 up to bay
Conservatory	31'10 x 6'5
Annex Garden Room	15'8 x 5'10
Annex Lounge	14'11 x 14'9
Annex Bedroom	14' x 12'4
Annex Bathroom	
Annex Kitchen	8'5 x 5'11

LOWER GROUND FLOOR

Entrance Lobby	7'7 x 6'
Study	10'11 x 8'1
Cloakroom	
Bedroom 1	17'1 x 12'
En-Suite Shower Room	
Bedroom 2	14'2 x 12'4
Bedroom 3	14'6 x 12'4
Bathroom	10'8 x 10'5
Bedroom 4	11'7 x 11'3
Workshop	16'8 x 10'

OUTSIDE

- Front Garden
- Driveway
- Integral Garage
- Rear Garden
- Swimming Pool



Council Tax Band: F
Tenure: Freehold



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 © 2024 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 28.11.2024



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