

## Rookley, Ventnor, Isle of Wight



- **Former Chapel - Beautifully Transformed**
- **Striking Detached Residence**
- **Blending Character with Contemporary Living**
- **Thoughtfully Designed Layout**
- **Large Driveway & Generous Garden**



## About the property

Tucked away in the charming village of Rookley, on the outskirts of Newport, this former chapel has been beautifully transformed into a striking detached residence that seamlessly blends character with contemporary living.

The property has undergone a complete and meticulous refurbishment, including a thoughtfully designed rear extension, and is finished throughout to an exceptional standard. Modern living has been prioritised, with excellent energy efficiencies in place, including a Samsung air source heat pump, making the home both comfortable and cost-effective.

Set within spacious grounds, the property enjoys a large driveway running alongside the house, with additional space to the rear offering ample parking options. The generous rear garden is a real highlight—south-westerly facing, private, and ideal for entertaining, relaxing, or simply enjoying the afternoon and evening sun.

Internally, the accommodation is both impressive and versatile. The ground floor offers expansive living space, including a stunning fitted kitchen within the newly built rear extension, perfectly positioned to overlook the garden. Triple track sliding doors open directly onto the outdoor space, creating a wonderful flow for indoor-outdoor living. There is also a dramatic vaulted hallway, a practical utility room, with downstairs cloakroom WC, and a spacious lounge featuring a characterful fireplace with electric fire. Completing the ground floor is a flexible third bedroom, ideal as a study or guest room.

Upstairs, the property continues to impress with two generous double bedrooms, a stylish family bathroom, and an additional en-suite shower room. Storage has been well considered throughout, and the quality of finish remains consistently high.

Offered to the market chain free, this unique home enjoys a peaceful village setting while remaining within easy reach of Newport, with its range of shops, hospital, and amenities. Surrounded by countryside walks and cycling routes, and benefiting from a welcoming village community, this is a truly special home that offers the best of rural living with everyday convenience close at hand.

\* Rights of Way is applicable for the Electricity Board only

Local Authority - Isle of Wight Council  
Council Tax Band - E  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Downstairs Bedroom 3/Study 8'7 x 10'4

Utility

Cloakroom W/C

Living Room 23' x 16'

Kitchen 19'8 x 13'1

### FIRST FLOOR

Bedroom 2 10'6 x 10'

Bathroom

Bedroom 1 9'3 (15'7 into door) x 15'

En-suite Shower Room

### OUTSIDE

Large Gravel Driveway

Patio

Lawned Garden Area

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		