

St. Lawrence, Ventnor, Isle of Wight



- **Stunning Location with Sea Views**
- **Large Grounds Approaching Half an Acre (0.46)**
- **Driveway & Garage**
- **Beautiful Walks on the Doorstep**
- **Chain Free**



About the property

Nestled within a highly sought-after cul-de-sac in the charming coastal village of St Lawrence, this attractive three-bedroom detached home occupies stunning grounds approaching half an acre, offering a rare blend of space, privacy, and potential.

Set back from the road, the property benefits from a generous driveway providing ample parking for multiple vehicles, alongside a detached garage. The beautifully established, south-facing gardens are a particular highlight—thoughtfully arranged into a variety of distinct areas and previously home to productive vegetable patches and fruit cages. The grounds provide a wonderful sense of seclusion and offer exciting scope for further landscaping or outdoor living enhancements.

Internally, the accommodation is well-proportioned and filled with natural light. The ground floor comprises an inviting entrance porch leading into a spacious hallway, a large lounge/diner with a bright and airy feel and direct access to the rear garden, and a well-sized kitchen/breakfast room complete with a useful pantry. A separate sunroom enjoys delightful views across the garden and towards the English Channel, creating the perfect space to relax and unwind. A convenient downstairs WC completes the ground floor.

Upstairs, there are three bedrooms, including a principal bedroom with access to a private balcony—an ideal vantage point to take in elevated views towards the English Channel. A family bathroom, along with a separate WC, serves the remaining accommodation.

Offered to the market chain-free, this home presents an exceptional opportunity in a peaceful, no-through road location. The surrounding area is renowned for its natural beauty, with scenic walks right on the doorstep, including routes to Binnel Bay, the historic Pilgrim's Path, Steephill Cove, and the renowned Ventnor Botanic Garden.

A superb opportunity to acquire a spacious home in an idyllic coastal setting, with generous grounds and breathtaking surroundings.

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

Accommodation

GROUND FLOOR

Entrance Porch
Hallway
Lounge Diner 27'5 x 17'5
Conservatory 12'2 x 6'1
Kitchen 15'2 x 8'8
Pantry
W/C

FIRST FLOOR

Landing
Separate W/C
Bathroom
Bedroom 3 10'5 x 8'9
Bedroom 2 11'5 x 11' with balcony
Bedroom 3 13'7 x 11'

OUTSIDE

Driveway
Garage
Garden

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

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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

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		