

**Marlborough Road,  
Ventnor,  
Isle Of Wight.  
PO38 1TE**

**399,950**



- Probably the oldest dwellings in Ventnor
- Island stone and thatch construction
- Two large reception rooms
- Very large level lawned garden
- Gated driveway parking
- A grade II\* listed building
- Outstanding original features
- Three double bedrooms, master en-suite
- Very close to beach and town



**Ref: PRA11651**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

1 The Old Manor House is a unique Grade II\* listed three-bedroom home, with ancient stone walls and a thatched roof which was originally a farmhouse and is one of the oldest recorded dwellings in Ventnor.

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## Accommodation

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### Entrance Hall (19' 02" x 5' 08") or (5.84m x 1.73m)

White painted staircase up to the split level first floor with doors to the drawing room, formal dining room and large kitchen. Two panelled under stair cupboards and radiator. The stain glassed door to the Kitchen is a charming focal point as you enter this character property.

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### Drawing room (24' 07" x 13' 04") or (7.49m x 4.06m)

This elegant reception room is ideal for entertaining with its double french glazed doors opening out to the South-West facing terrace and garden. There are further full height bay windows either side. A fireplace with stucco mantelpiece and an off white marble composite surround is another focal point and a further window to the side brings ample natural light to the back of this generously proportioned room. 2 radiators.

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### Dining Room (17' 07" x 11' 02") or (5.36m x 3.40m)

This is reputed to be the oldest room in Ventnor, with its low ceiling and highly varnished character floorboards. An original ceiling beam is a further feature and double glazed doors lead out to the south-west facing garden. Radiator.

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### Kitchen/ Breakfast Room (14' 01" x 12' 09") or (4.29m x 3.89m)

Stained glass door into kitchen/ breakfast room, two cottage style windows, large fitted kitchen with white gloss units with dark granite style worktops and terracotta coloured tiled floor. Breakfast bar with units below, generous selection of wall and base units, built in gas hob with extractor hood above, double electric oven, stainless steel sink drainer which has a swan neck mixer tap and boiling water tap. Space and plumbing for dishwasher and washing machine and plenty of space for an American style fridge/ freezer.

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### Utility Room (9' 0" x 6' 06") or (2.74m x 1.98m)

Up a couple of steps from the kitchen with ceramic stone coloured flooring and splash backs and a selection of cream kitchen units beneath a one and a half bowl stainless steel sink unit. Radiator. Space for further fridge or washing machine. Wall mounted valiant gas boiler.

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## Shower Room

Shower cubicle with Mira unit and glass door, white wall mounted round wash hand basin and low level WC.

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### Bedroom 2 (12' 10" x 11' 08") or (3.91m x 3.56m)

A charming double bedroom with a triangular deep set window looking out across the main garden. There is a large storage cupboard, radiator.

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## Family Bathroom

A window to back, cream ceramic tiled floor and a white suite of a panel bath with a tiled surround, shower above plus built in shower attachment to the bath tub. A duel flush WC and pedestal wash hand basin. Chrome ladder style heated towel rail.

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## Master Bedroom (15' 09" x 14' 01") or (4.80m x 4.29m)

A luxurious suite with the bedroom enjoying tall windows to the front with opening small balcony overlooking the garden. Window to side, radiator and built in wardrobes.

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## En Suite

Recessed window to side, cream ceramic tiled floor and a contemporary white suite of corner shower with Bristan shower and a glass screen. Pedestal wash hand basin with shower point above. Low level WC, chrome ladder style heated towel rail.

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## Bedroom 3 (13' 07" x 10' 03") or (4.14m x 3.12m)

Double bedroom, large sash window to back, ample space for wardrobes and drawers. Radiator.

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## Outside

A delightful mix or hard landscaping and large lawn offer opportunities for enjoying the outside space in this unique piece of Ventnor's history. There is a stone garden shed to the rear. Old stone walls surround the property with an intriguing stone outbuilding.

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## Services

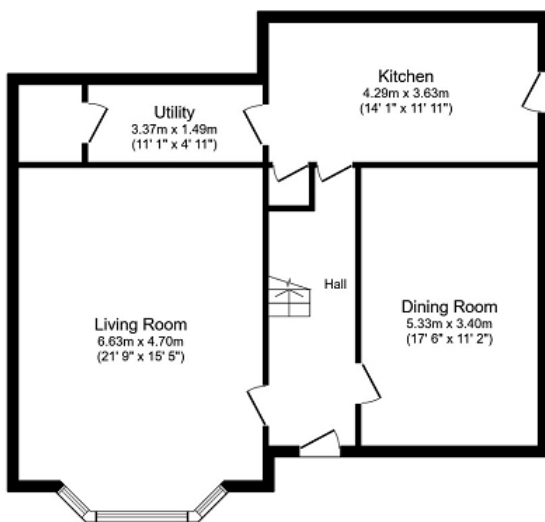
### Tenure

We are informed that the tenure is Not Specified

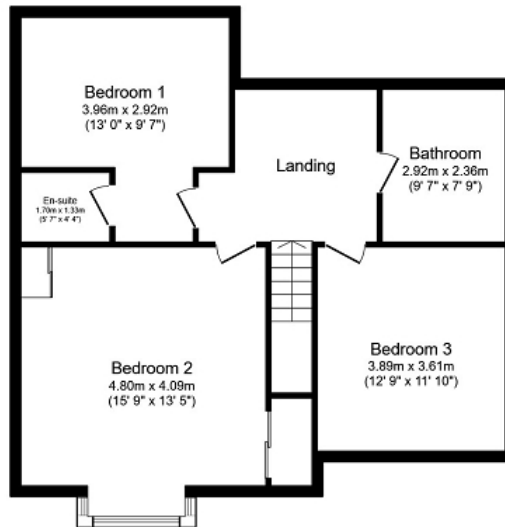
### Council Tax

Band Not Specified

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**Ground Floor**



**First Floor**

Total floor area 154.6 sq.m. (1,664 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*