

DUNNOSE MAGNA, LUCCOMBE CHINE, LUCCOMBE, SHANKLIN, ISLE OF WIGHT PO37 6RW
GUIDE PRICE £825,000





Grade 2 Listed, Dunnose Magna is a fine detached 5-6 bedroom thatched property in impressive mature gardens located on the southern coast of the Island. The quiet and tranquil setting provides a wonderful retreat. The property offers very flexible accommodation with the established income-earning potential of a tea garden and holiday letting rooms. Once two properties, the house holds potential for sub-division subject to obtaining necessary statutory consents.

Approached down a long drive surrounded by fields and National Trust farmland, this is a truly wonderful setting whilst at the same time being only a few minutes' drive to both Shanklin and Ventnor. Additionally, the coastal path is nearby enabling you to walk through wonderful woodland and dramatic countryside along the coastline to the two towns as well.

Wildlife abounds with red squirrels and numerous birds and mammals being a regular sight in the well-maintained gardens which extend to approximately 2 acres within an Area of Outstanding Natural Beauty (AONB).

This south-facing property enjoys breath-taking views of the surrounding coastal countryside. The spacious and well-presented accommodation is adaptable and versatile and is set in the most beautiful grounds.

The property was completely renovated by the previous owners with impressive, craftsman-built, wooden staircases, wooden flooring, bespoke wooden windows and a fine galleried landing.

The towns of Ventnor and Shanklin are within easy reach offering an extensive assortment of shops and eateries. There are fine beaches nearby including the beautiful bay at



Ventnor. There are primary schools nearby and the recently established Island Free School in Ventnor.

The current owners operate a tea garden at the property in addition to utilising one wing of the property for B & B holiday letting. This generates useful additional income and could be taken over by the new owners or perhaps cease if not required/desired.

The nearby cape of Dunnose is of interest having twice (in 1801 and in 1935) been used as a base point for one end of a line (the other being Beacon Hill, Clifton near Doncaster) from which to triangulate a survey of Great Britain. It was also the scene of the unfortunate foundering of HMS Eurydice, a 26-gun naval corvette and training ship which was lost off Dunnose on 24th March 1878 with the loss of many lives in one of Britain's worst peacetime naval disasters when she was caught in a heavy snow storm. All but 2 of the 319 on board were lost and interestingly the sinking was witnessed by a young Winston Churchill who was staying nearby in Ventnor. The current Earl of Wessex is claimed to have seen the ghost of the Eurydice off Dunnose when filming the TV Series 'Crown & Country'. Over the years the property has been visited by Steve Davis, Sir Cliff Richard and Des O'Connor.

The property is approached through double electric gates leading to a large paved and gravelled parking area. There is also a large double garage.

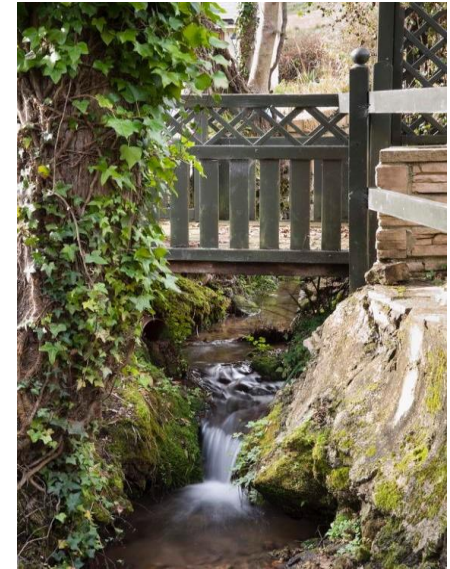
On the ground floor there is an impressive full height Entrance Hall leading on to a Reception Hall/Reading Room. The spacious Drawing Room with fireplace has two sets of double French doors to the garden whilst the separate dining room enjoys access to and views over the gardens. The Kitchen is fitted with a range of wooden units with granite



work surfaces and integrated 'Miele' appliances. The Family Room/Snug is a cosy room with garden views and bay window. There are 2 double Bedrooms on the ground floor and an additional 'Summer or Preparation' Kitchen currently used to service the tea garden. The double garage can be accessed from a small vestibule and to the rear is a WC and laundry area.

The first floor is arranged as two wings, one currently being used as B & B holiday accommodation. There are two double bedrooms and a bathroom in one area and in the second are two further bedrooms both with facilities 'en-suite'. Both enjoy a galleried landing area.







Ground floor:

Entrance Hall with Minster style fireplace and stone surround and tiled flooring.

Drawing Room with Minster style fireplace and doors to garden.

Dining Room with bay window and double doors to garden.

Family Room/Snug with fireplace and double doors to garden.

Kitchen with an extensive range of fitted units, granite worktops and built in Miele appliances.

Bedroom 6/Study

Inner Hall

Shower Room

Conservatory an impressive open space with staircase and sitting area.

Summer or Preparation Kitchen

Bedroom 5 with bathroom 'en-suite'.

First Floor:

Bedroom 1

Bedroom 2

Family Bathroom

Bedroom 3 with bathroom 'en-suite'.

Bedroom 4 with bathroom 'en-suite'.

Outside:

The property stands in approximately 2 acres of landscaped grounds comprising well maintained formal areas and more natural grounds with an established mix of mature specimen shrubs, trees and planting including: Echium, Ginko Bilbao, Tree Peonies, Monkey Puzzle, Weeping Mulberry, Tree Fern, Wisteria, Hydrangea and Gunnera. There are paved terraces from which to enjoy the peace and quiet of this wonderful setting.

Council Tax:

Owners' Accommodation: Band C - Amount Payable 2018/19 - £1,591.17

Rental/Holiday Letting Area: This area is currently subject to business rates with a rateable value of £9,000. However, Small Business Rates Relief means that no rates are currently paid by the present owners.

Directions

Head West out of Shanklin on Church Road (B3055) which then joins Cowleaze Hill. As the road descends and just on the left-hand corner there is an unmade road with a sign saying "Dunnose Magna". Follow this and take the left fork. The property is on the right as you near the end of the road.

Tenure & Possession, Fixtures & Fittings

The property is offered Freehold, with vacant possession on the whole upon Completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

Services and Heating

We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity, free water and a private foul drainage Titan Sewage Treatment system. With above-ground bulk LPG 'Calor' gas tank, the heating system is provided by 2 gas-fired boilers: a 'Gloworm' combination central heating boiler and a separate 'Vaillant 32 Therm' condensing system providing hot water to the west wing from an external boiler room via radiators.

The Isle of Wight

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. Sainsburys, Tesco, M&S, Waitrose, Lidl, Aldi and Asda all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools (Ryde School and Priory School) thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

Shanklin

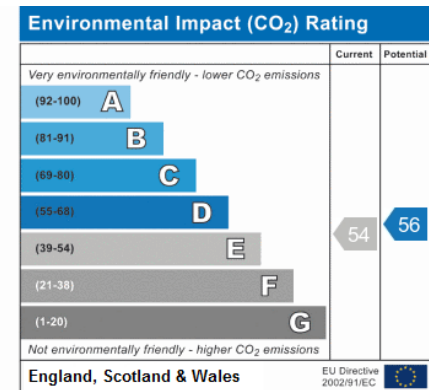
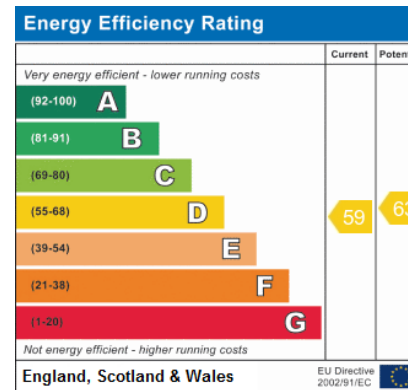
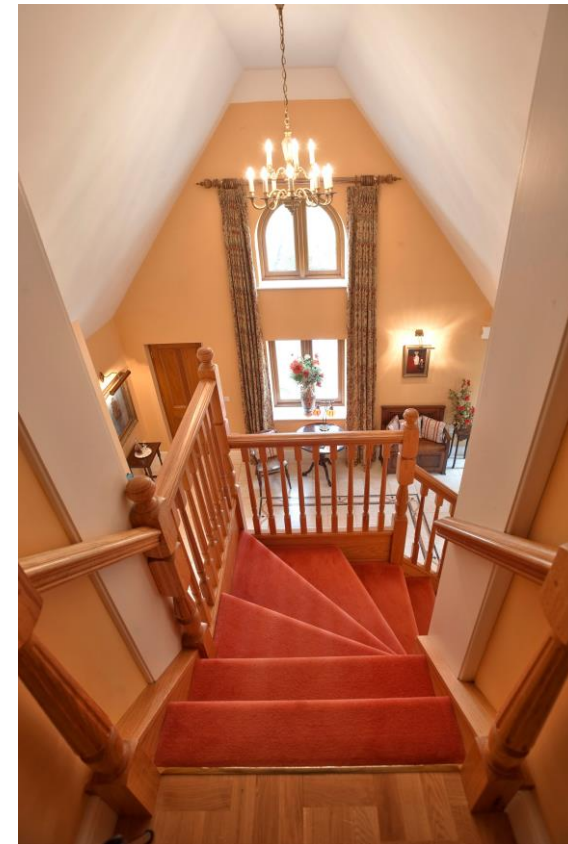
The resort of Shanklin is located on the south east coast of the Isle of Wight with safe sandy beaches and clear waters of Sandown Bay. Shanklin is famed for its good weather and the Old Village which is extremely pretty with its thatched cottages, quaint shops and old-fashioned tea rooms, which not only offer cream teas, but sea food specialities and attractive surroundings. In the heart of The Old Village are several pubs which are attractive and provide good food and a great venue for a lively evening.

Luccombe

Luccombe is a village on the south coast of the Isle of Wight near Shanklin. The Luccombe area features some spectacular cliffs and scenery. Nearby Luccombe Chine links Luccombe and Shanklin.

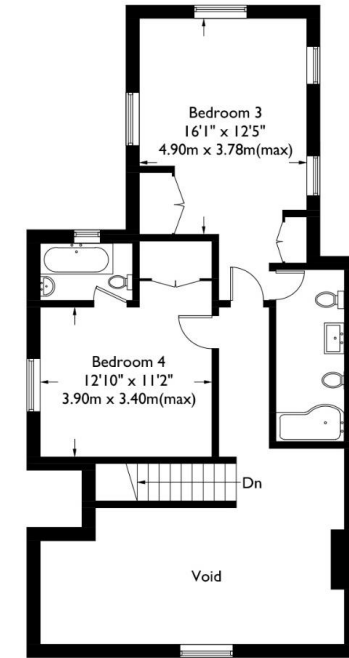
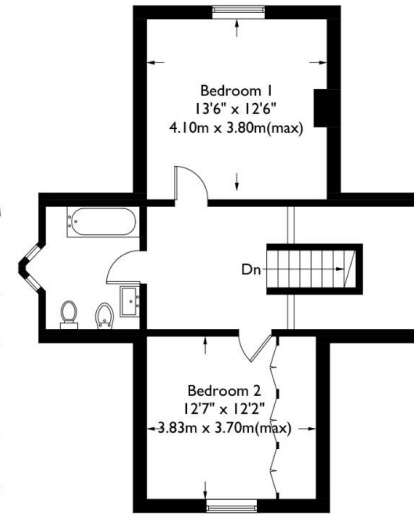
Viewing Arrangements

Viewing is strictly by appointment with the Sole Agents **Biles & Co.** To view this property please contact our **Isle of Wight Office on 01983 872335**



Biles10734DB

Approximate Gross Internal Area = 4129 sq ft / 383.6 sq m
(Including Garage / Boiler Room / Excluding void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID417470)




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