

SPENCE WILLARD



Undermount Lodge, Bonchurch Village Road, Bonchurch

*An exquisite period lodge that has been extensively refurbished located at the foot of Bonchurch Shute and within minutes of the beach.*

VIEWING:  
01983 200880  
WWW.SPENCEWILLARD.CO.UK  
COWES@SPENCEWILLARD.CO.UK

This historic property which is Grade II Listed, was built in 1857 by Sir John and Lady Elizabeth Pringle. The Pringle's had occupied Undermount since 1851, which is the large manor house screened from the village road, beyond the lodge. However, at that time access to the main house was granted from a neighbouring property and with their close family connections to Queen Victoria they hoped she may find time to visit, therefore the Pringle's chose to carve the access tunnel through the cliff to allow the Queen a more private entrance, although she sadly never visited.

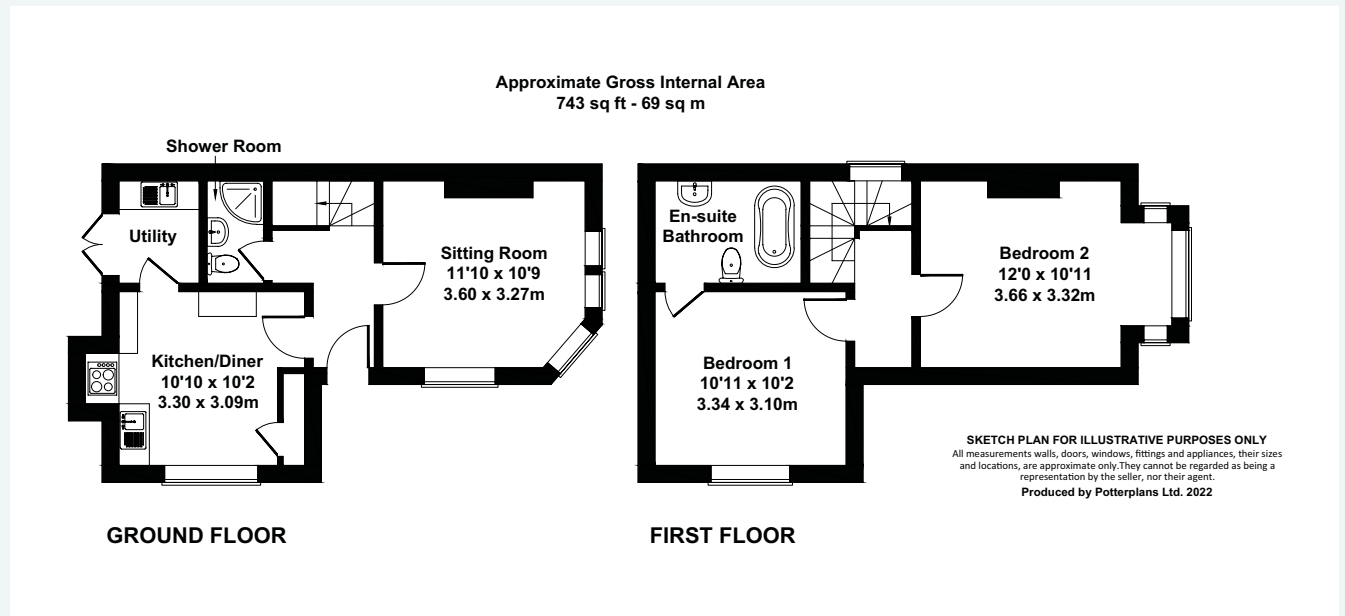
Undermount lodge was first occupied by the head gardener of Undermount, and the stone caves in the courtyard at the rear were originally used as a wash house.

In 2001, after many different owners and occupiers, the property fell into state of disrepair, and thankfully was purchased by an owner with a historic interest and an eye for detail. Refurbished throughout over a two year period, the wonderful, detached lodge now provides two bathrooms, two bedrooms, an attractive cottage kitchen with space for dining and an adjacent utility room.

Undermount lodge may serve well as a second home or holiday let, with its low maintenance courtyard garden, or an inspirational character dwelling for individuals of a creative nature.

**ENTRANCE HALL** With period tiling and hard wired alarm system panel.

**SITTING ROOM** This lovely triple aspect room has cast iron leaded windows overlooking Bonchurch Village Road and an attractive period fireplace with inset gas coal effect fire.



**KITCHEN** A spacious room fitted with bespoke units, an eye level plate rack and fitted dresser. Attractive period tiled floor. Diplomat range style gas cooker. Cast iron leaded window overlooking side courtyard. Ample space for dining table.

**UTILITY ROOM** With space for washing machine and dryer. Continued tiling from kitchen and double doors to rear courtyard. Wall mounted gas fired boiler.

**SHOWER ROOM** Quadrant shower cubicle, WC and wash basin. Fully tiled floor and walls.

**FIRST FLOOR**

**GALLERIED LANDING** With cast iron leaded window allowing natural light to ground and first floor.

**BEDROOM 2** Feature bay window overlooking Bonchurch Village Road, fitted with leaded aluminium framed window. Ornate original feature fireplace.

**BEDROOM 1** Cast iron leaded window looking over side courtyard. Ornate feature fireplace.

**BATHROOM EN-SUITE** With freestanding claw footed bath, WC and wash basin. Fully tiled floor and walls with window overlooking rear courtyard.

**OUTSIDE**

There is parking for two vehicles and a built-in bin store. Gated access leads into an enclosed courtyard with impressive stone back drop and access to an open cave area, and two further store rooms.

**SERVICES** Mains electricity, gas and water. Private drainage.

**POSTCODE** PO38 1RG

**COUNCIL TAX** Band C

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard. Waterside House, 72a High St, Cowes, PO31 7RE

SPENCEWILLARD.CO.UK

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.