



# CORVE LODGE

Corve Lane, Chale, Ventnor, Isle of Wight, PO38 2LA





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A unique opportunity to purchase a detached bungalow set within a valley including grounds, gardens and woodland of 1.66 acres (0.67 ha), enjoying spectacular views towards The English Channel.

Guide Price: £549,950

## House

Ground Floor- Hallway | Three double bedrooms (one ensuite)  
Family bathroom | Kitchen | Lounge/Dining room | Utility room

## Gardens and Grounds

Gardens and Grounds of 0.89 acres | Driveway

## Woodland

Woodland extending to 0.75 acres

## Buildings

Garage | Shed



## SITUATION

Corve Lodge is nestled in a rural location set within its own impressive valley, off a quiet lane in the hamlet of Chale. The location also benefits from many nearby footpaths to enjoy across the south-west of the island enjoying views towards the English Channel and The Needles.

The Isle of Wight is celebrated as an international yachting and sailing venue, with the annual Cowes Week Regatta in August attracting competitors from all over the world. A full range of yacht and sailing clubs provide a social hub. There are nearby golf courses including Westridge, St Georges & Shanklin and Sandown Golf Club.

Ryde School with Upper Chine is the main independent (HMC) School on the Island, offering co-education from pre-school to sixth form on a daily, full or weekly boarding basis. Many Island children commute to mainland schools such as Portsmouth Grammar, St Edward's and Hordle Walhampton Prep and there are good feeder links to conveniently located public schools such as Winchester College and St Swithuns' in Winchester, Bryanston, Canford, and the Sherborne schools in Dorset and Malborough College in Wiltshire.

The Island is blessed with a number of boutique hotels and restaurants, including The George inn Yarmouth, The Royal in Ventnor; The Hut (recently voted by GQ Magazine as the best experience 4 years running) and The Smoking Lobster.

## THE HOUSE

Corve Lodge is a charming 3-bedroom detached bungalow set within the rural location of Chale Green, enjoying far reaching views towards the English Channel. The property has real potential and is in need of some modernisation.

Corve Lodge welcomes you into the entrance hall, leading you directly into several further rooms. The kitchen provides plenty of unit space and features a window hatch into the lounge/dining room. The kitchen has access directly into the utility room and garage with doors leading to the rear and front of the property. The lounge/dining room presents a spacious room with a wood-burning stove and patio doors leading out onto the garden, offering plenty of natural light. All three bedrooms are well-sized and the master bedroom includes a large built in wardrobe and an en suite shower-room. Additionally there is a useful family bathroom and loft access off the hallway. The property also benefits from external electric shutters along the rear elevation that can be mechanically adjusted to provide more daylight, if required.

## GARDEN AND GROUNDS

The house is served by a private circular driveway directly off Corve Lane with ample parking for several vehicles. To the rear of the property features an impressive spacious garden, including various terraced split-level areas surrounded by a glorious orchard, small natural pond and far-reaching views towards the countryside and The Channel. The south facing garden is mostly laid to lawn.

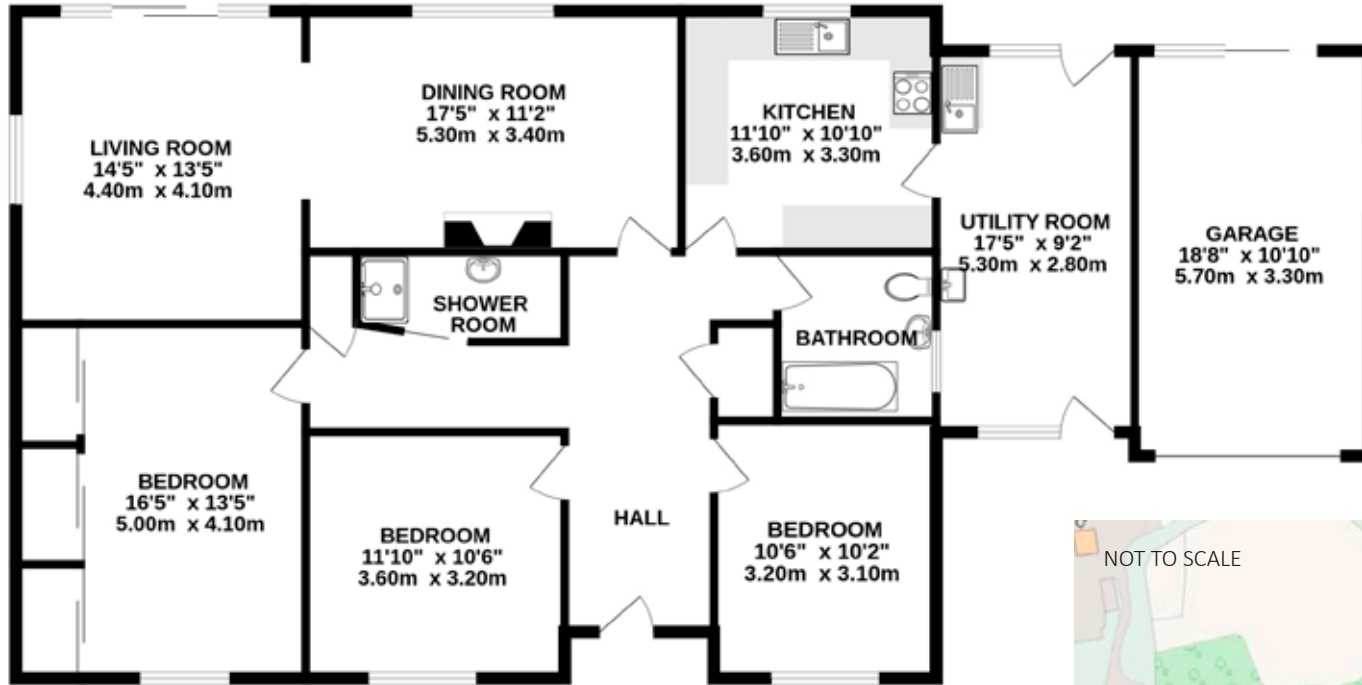
## WOODLAND

Situated further south-west of the property there is a section of woodland within its own valley extending to 0.75 acres with a range of young tree species, with internal trails and tin shed with a concrete floor.





GROUND FLOOR  
1663 sq.ft. (154.5 sq.m.) approx.



NOT TO SCALE



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

Corve Lodge is offered for sale by private treaty as a whole.

### Rights of Way

There are no public or private rights of way across property.

### Access

The property is accessed off the public highway Corve Lane.

### Services

Corve Lodge benefits from mains electric, mains water, and a private drainage system (septic tank).

### Planning

The Property is situated within an Area of Outstanding Natural Beauty. The house is not listed.

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

### Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

### Local Authority

Isle of Wight Council.

### Postcode

PO38 2LA

## IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.

### Plans, Areas And Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCM and the Purchaser (s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Viewings

Viewings strictly by appointment with BCM.

Further details can be available from the sole selling agents, BCM.

### Fixtures and Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

### Selling Agent

BCM, Isle of Wight office  
Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight  
PO30 3DE

NB. These particulars are as at October 2023 and photography taken September 2023.

### Council Tax Band

E

### EPC

E

### Tenure

Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



### **WINCHESTER**

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester, Hampshire SO21 3NZ  
**T** 01962 763 900 **E** [info@bcm.co.uk](mailto:info@bcm.co.uk)

### **ISLE OF WIGHT**

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**T** 01983 828 805 **E** [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

### **OXFORD**

BCM, Sunrise Hill Yard,  
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