

ALVERSTONE MANOR

SHANKLIN • ISLE OF WIGHT





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*A fine coastal residence boasting unrivalled sea views,
landscaped gardens and spacious accommodation.*

Accommodation

Reception Hall • 5 Grand Reception Rooms • Open Plan Kitchen/Dining Room
Study • Library • Utility and Laundry Room

7 Double Bedrooms • 4 Bath/Shower Rooms

Grounds

Landscaped Gardens Extending to 1.3 Acres
Swimming Pool • Gated Access • Substantial Driveway • Victorian Balcony

Outbuildings

Garage • Workshop (915sqft) • Pool House • Potting Shed • Store
Gardeners W.C.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Constructed circa 1870 from local Island stone beneath a slate tile roof it is understood that the property was built for Lord Alverstone who, in an illustrious career served as MP for the Isle of Wight, Lord Chief Justice for England and Master of the Rolls. In recent years the house was home to a small independent Island school before its comprehensive restoration back to a beautiful family home. The scale and quality of the house refurbishments are impressive with beautifully proportioned reception rooms and bedrooms all enjoying sea views where there are generous ceiling heights and many fine features ranging from ornate tiled floors, deep skirting, original fireplaces and

architraves. Wonderful family spaces include a luxurious open plan kitchen/dining room, multiple grand reception rooms with up to seven double bedrooms and four bath or shower rooms. A covered balcony wraps around the property to take in the magnificent sea vista. The gardens are beautifully landscaped extending toward the cliff top and incorporate a substantial driveway in addition to extensive garaging, a pool and pool house.

Alverstone Manor is situated on the edge of picturesque Shanklin Old Village, adjacent to Rylstone Gardens and moments from the cliff steps leading down to Shanklin's beaches. The amenities of Shanklin,

including a range of shops, restaurants and theatre are a short walk away. A train service to Ryde provides access to passenger ferry services to Portsmouth, connecting with trains to London, the entire journey time taking two and a half hours. There are also plenty of beaches, bays and coves nearby and stunning walks on the Luccombe and Wroxall Downs or along the coastal paths. The area has an excellent micro-climate and nearby Ventnor has botanical gardens, further award-winning restaurants and a fish market in its sandy bay.





Lower Ground Floor

The lower ground floor incorporates a range of family rooms with **TV room and a Games Room** complete with the houses original cooker and a fabulous open plan **Kitchen / Dining Room** with doors to the garden. The kitchen features a hand crafted arrangement of bespoke wooden units with a marble worktop with butler sink, integrated dishwasher, gas fired Aga and hot plate companion, a large breakfast bar island and built-in fridge and freezer.

Accommodation

Ground Floor

Entrance Porch

With timber panelled door and arched fanlight over, original pattern tiled floors, cloakroom and W.C.

Reception Hall

A particularly impressive space with grand staircase and hand carved banister, plenty of light pouring through the glazed atrium above, original floorboards run throughout the ground floor. Off the reception hall an original safe, dumb waiter to the lower ground floor, Dressing Room and Store can be found.

Music Room

With fireplace and French doors onto the veranda.

Library

With fireplace, bay window seating and an array of built-in shelving.

Dining Room

With both staff and master entrance doors, this impressive room with high ceilings boasts a majestic fireplace with marble hearth and surround, French doors within a large bay window accessing the veranda from which there are wonderful views.

Drawing Room

Double doors open to a large room with triple aspect views out to sea. Open fireplace and bay window with French doors to the balcony.

First Floor

Stairs rise to an impressive galleried landing with natural light from the glazed atrium above. The first floor comprises **five excellent double bedrooms** and **three bathrooms** the majority of which enjoy superb far-reaching views over the Bay. The bathrooms are well appointed with quality classic style fittings while the family bathroom comprises a freestanding roll top bath with ball and claw feet enjoying a sea view, walk in shower, heated towel rail, pedestal wash basin and W.C. with glorious sea views.

Second Floor

A second staircase rises to an upper floor where there are a further **two bedrooms** and **shower room** as well as access to the loft space.





Family Room

Is an excellent space with audio visual connection for a wall-mounted television above the fireplace and a wealth of book and DVD shelving.

Utility Room

With an ancillary range of under-counter storage, butler sink, wine chiller and **dumbwaiter** to the upper floors.

Boiler Room

With Potterton floor-mounted gas fired boiler and 380l unvented cylinder.

Laundry Room

A further range of marbled tops over space and plumbing for washing machine and tumble dryer. Additional butler sink.

Study

With views over gardens to the sea this is a well-proportioned room ideal for use as a home office.

Outside

Occupying stunning grounds overlooking the sea Alverstone Manor is set back from the road behind wrought iron gates and tree lined boundary. To the front is a substantial driveway with turning circle and **double garage** complete with power, lighting, water laid on as well as a car lift and dedicated access to the road. An tarmac drive lined with shrubbery and lighting leads around the house to the rear where gardens are beautifully landscaped and with a thoughtful arrangement of both specimen and mature trees and terrace platforms interlaced with herbaceous shrub beds to create a tranquil, attractive space framing the stunning views out to sea. There are various seating areas including a covered area beneath the Victorian balcony extending to a terrace for outdoor dining off the kitchen and a lower paved area beyond the pond and fountain water feature set back from the cliff edge. A **swimming pool** extending to 10m and **pool house** housing changing area and boiler room are set to one side with a triple bay ancillary **garage/workshop or gymnasium** extending to approximately 920 sqft occupies a position on the southern boundary. In all the grounds extend to 1.33 acres with dog

proof fencing on all sides and remote operated gating to the front and side. There are further outbuildings in the rear yard including a **store**, **potting shed** and **gardeners W.C.**

Services

Mains electricity, drainage and water, heating is provided via gas fired boiler and delivered via radiators.

EPC

Rating D

Postcode

PO37 6RR

Tenure

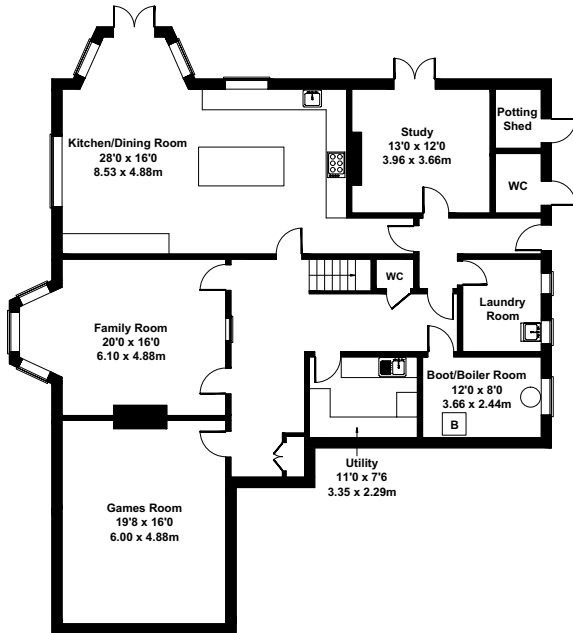
The property is offered freehold

Viewings

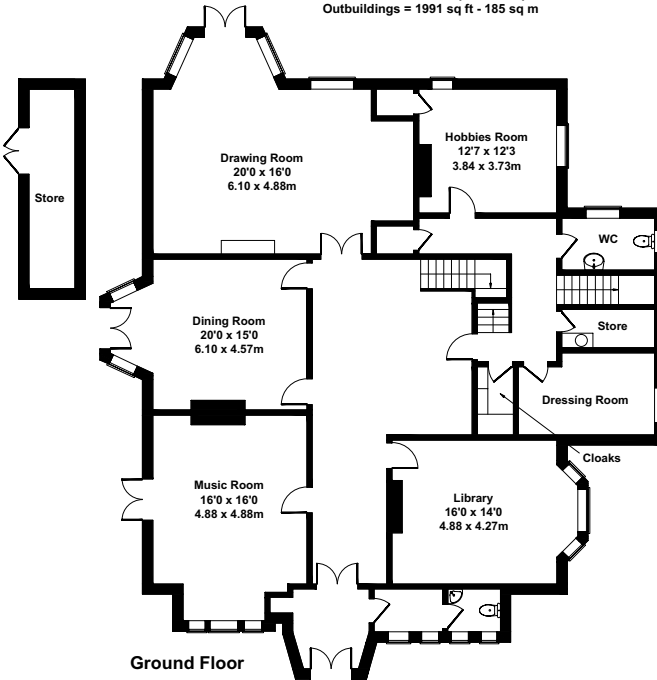
All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

Alverstone Manor

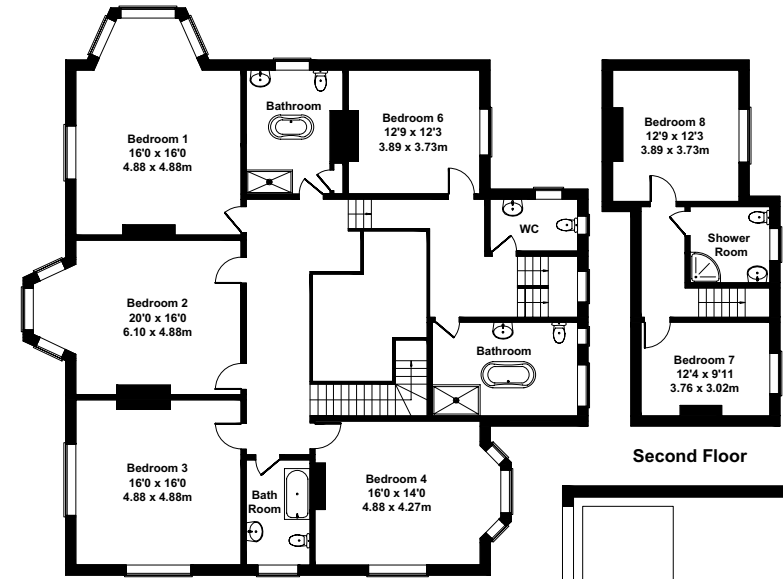
Approximate Gross Internal Area
 Manor House = 6695 sq ft - 622 sq m
 Outbuildings = 1991 sq ft - 185 sq m



Lower Ground Floor

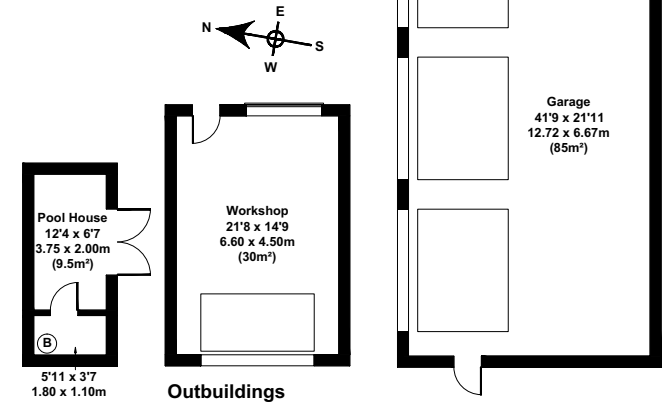


Ground Floor



First Floor

Second Floor



Outbuildings



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