

## St. Lawrence, Ventnor, Isle of Wight



- **3 Bedrooms**
- **Part of a large Georgian villa**
- **Built circa 1802**
- **2 Receptions Rooms & Kitchen**
- **Garden**



## About the property

“Orchard Dene” is part of a large Georgina villa which is believed to be built circa 1802 with later Victorian additions. The beautiful villa is now made up of three dwellings, which was visited by Queen Victoria herself. The poet Algernon Charles Swinburne wrote a poem “ The forsaken garden” which was about the garden of Orchard villa.

As it stands today, the stunning villa has been divided up over the years and now plays homes to three unique properties. There’s a long sweeping driveway leading to the property. Whilst the home does have its quirky features, it does require TLC and is perfect for a renovation.

Internally, the unique home has a glorious entrance hall, kitchen and stunning L-shaped dining room. The lounge looks out across the gardens and there’s the addition of the handy ground floor cloakroom and utility room. Whilst the first floor plays host to three double bedrooms, family bathroom and extra w/c.

This area of St Lawrence is accessed by the picturesque village of Niton, where there you can find all of your everyday amenities, local primary school, library, medical centre and pharmacy, post office and two local pubs.

Council Tax Band - TBC

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 16'10 x 8'2

Lounge 18'5 x 14'9

Dining Room (T Shaped) 16'3 x 8'2 & 9'10 x 7'7

Utility Area 10'10 x 5'5

Cloakroom WC

### FIRST FLOOR

Landing

Bedroom 2 12'9 x 18'8 (longest point) x 8'2

WC

Bedroom 3 11'5 x 9'6

Bathroom

Bedroom 1 22'8 x 14'10

### OUTSIDE

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)

[www.ukradon.org](http://www.ukradon.org)

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.nesltd.co.uk](http://www.nesltd.co.uk)

<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor

Trigg House

Monks Brook

St. Cross Business Park

Newport

Isle of Wight

PO30 5WB

Tel: 01983 525710

Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**