



Herriot House

Bonchurch Village Road, Bonchurch, PO38 1RG



Boasting a wealth of original period features, this stunning Grade II listed home boasts three double bedrooms, spacious and naturally light interiors and a beautifully appointed rear garden.

- Stunning Grade II listed semi-detached home
- Three naturally light double bedrooms
- Spacious accommodation throughout
- Plenty of countryside and coastal walks nearby
- Highly sought-after area within Bonchurch
- Sympathetically updated, boasting period features
- Beautifully curated gardens with downland views
- Quiet, historical, coastal location
- Amenities, travel links and schools close by
- On-street parking close by

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.



Beautifully maintained and sympathetically updated over the last twenty-five years of ownership, this stunning 1870s family home benefits from spacious and naturally light interiors, boasting characterful wooden floorboards, high ceilings, and beautiful windows. The wonderful family home comprises an entrance hall leading to the kitchen-dining room, the living room, and the ground-floor cloakroom, plus there is access to an airing cupboard and the stairs to the first-floor landing. The first floor comprises three double bedrooms, a family bathroom, plus access to the rear garden. Outside, the garden has been beautifully landscaped to offer a cosy courtyard on the ground level and a well-manicured lawn with a patio and sloped gardens which can be accessed from the first floor or via steps from the courtyard. The courtyard also makes way for a handy storage space, which contains the utility appliances. Although there is no off-road parking, there is ample unrestricted on-road parking directly outside the property.

Nestled in the sought-after coastal village of Bonchurch, Herriot House enjoys an enviable position at the foot of St Boniface Down—an area celebrated for its spectacular coastal and countryside walks. The vibrant seaside town of Ventnor is just moments away, offering an eclectic mix of boutique shops, acclaimed restaurants, convenient supermarkets, and excellent transport links with regular bus services to both Newport and Ryde. Famed for its golden beach and thriving arts culture, Ventnor is home to the renowned Ventnor Fringe Festival and the award-winning Ventnor Botanic Garden—spanning over 23 acres of rare, subtropical planting thanks to the island's unique microclimate. Also within easy reach are the popular resort towns of Shanklin and Sandown, both offering expansive sandy beaches, classic seaside attractions, and a range of family-friendly entertainment.

Welcome to Herriot House

The charming stone-built property occupies a prominent position on Bonchurch Village Road and is framed by colourful hydrangeas and roses at the front of the property. A beautiful wooden door opens into the entrance hall.

Entrance Hall

Boasting characterful wooden floorboards, which continue through most of the ground floor, this wonderful entrance hall benefits from period features and benefits from a large window to the front aspect. The stairwell to the first-floor landing is here, plus there is access to an airing cupboard containing the gas boiler.

Kitchen - Dining Room

Flooded with natural light from the two windows and a bifold door to the side, and a window to the other side, this wonderful space offers a range of beautifully made kitchen cabinets, offering ample storage space, with the added benefit of a large larder cupboard. There is space for a range-style cooker within a traditional-style cooker surround, which adds to the character of the space. At one end of the room is a dining area with space for a large dining table, creating a sociable space, ideal for entertaining or meals with the family. The bifold doors lead out to a beautiful courtyard.

Sitting Room

Beautifully presented with neutral décor, like most of the property, this bright room benefits from two large windows to the front aspect and offers space for the whole family. The focal point of the room is a wonderful fireplace, which creates a wonderful atmosphere within the room, particularly in the cooler, winter months.

Ground Floor Cloakroom

Fitted with a stylish pedestal hand basin and a WC, this handy ground-floor cloakroom is an essential for any family home and features a window to the side aspect.

First Floor Landing

The carpeted stairwell leads up to the first-floor landing, which boasts wonderful high ceilings and leads to the first-floor accommodation. There is a window to the rear aspect and French doors open onto the garden.



Bedroom One

With a large window to the front aspect, enjoying views to St Boniface Downs, this stunning double bedroom offers ample space for bedroom furniture and also provides an opportunity for fitted wardrobes to one side.

Bedroom Two

Continuing the carpet from the stairwell, this double bedroom enjoys views of the rear garden from the window and offers access to storage within the eaves.

Bedroom Three

Currently utilised as a dressing room, this double bedroom benefits from a large window to the front aspect and French doors to the rear, opening onto the garden. The space continues the characterful floorboards.

Family Bathroom

Elevating the space with a vaulted ceiling, this wonderful family bathroom is fully equipped with a shower cubicle and a beautiful matching suite including a pedestal hand basin, a roll top bath, and a WC. With a window to the front and side aspect, the space enjoys plenty of natural light as well as beautiful wooden floorboards.

Garden

Situated in a private spot to the rear of the property, this enchanting garden offers quirky outdoor space with a beautifully manicured garden bursting with colour and a variety of plants and shrubs. The sunny, south-facing garden enjoys a patio to one side, and there is access to the first-floor landing through two sets of French doors. A wonderful summer house enjoys a slightly elevated position, nestled into the mature shrubs and flowers and presents a lovely space to enjoy garden views or with potential to use as a home office. A few stone steps lead up the bank, providing easy access to the shrubs and plants that cover this area, plus there are fantastic views towards the downs. A stone staircase leads down from the garden to a cosy courtyard which enjoys the sunshine for most of the day. This space offers direct access to the kitchen-dining room through the bifold doors, plus there is a gate to the side and access to the storage/utility space.

Storage/Utility

Providing some storage space and currently utilised as a utility with plumbing for a washing machine, this space is enclosed by a door and benefits from a window to the side aspect.

Parking

Unrestricted on-road parking is available directly outside the property.

Herriot House presents a unique opportunity to acquire an exquisite semi-detached family home offering stunning interiors and a sunny rear garden, set within a beautiful coastal location. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

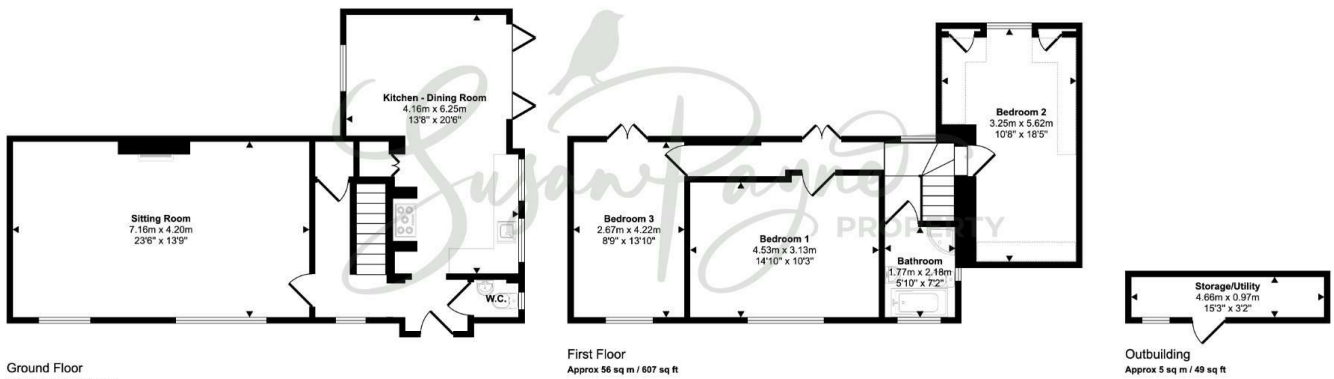
Tenure: Freehold

Council Tax Band: D (approx. £2,576.41 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, gas, and electricity



Approx Gross Internal Area
125 sq m / 1347 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.