



Craigie Lodge Gardens

Woolverton Road, St. Lawrence, Isle of Wight PO38 1XW



£825,000
FREEHOLD



A beautifully upgraded coastal home offering spacious, light-filled accommodation, a flowing floorplan, generous 1.3-acre grounds, superb sea views and a large double garage.

- Detached coastal residence in a glorious St. Lawrence setting
- Three generous double bedrooms and two bathrooms
- Superb sea views from the principal rooms and gardens
- Neutral interiors complementing the mid-century architecture
- Large double garage with power, lighting and roller door
- Fabulous plot extending to just over 1.3 acres
- Beautifully bright accommodation with a flowing layout
- Updated and upgraded throughout by the current owners
- Kitchen/breakfast room with direct access to the terrace
- Historic stone steps with pedestrian access to Old Park Road

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation



You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Occupying an exceptional coastal plot of just over 1.3 acres, Craigie Lodge Gardens is a substantial detached home, originally constructed in the 1960s and thoughtfully updated throughout by the current owners during their 10-year ownership. The property offers wonderfully generous room sizes, a light and neutral interior scheme, and a layout designed to draw the eye towards the garden and sea beyond. Large windows, glazed doors and a superb sunroom make the most of the southerly aspect, while the accommodation includes three double bedrooms, two bathrooms, an expansive sitting room, a well-appointed kitchen/breakfast room, practical utility and storage areas, a garden store, and an impressive detached double garage.

Craigie Lodge Gardens enjoys a remarkable position in St. Lawrence, one of the Island's most attractive coastal areas, tucked beneath the Undercliff and surrounded by dramatic scenery, mature greenery and unspoilt coastline. The property is within easy reach of Woody Bay, Binnel Bay and the local village store and post office, with an abundance of nearby footpaths and coastal walks leading towards Steephill Cove, Ventnor and beyond. Ventnor Botanical Gardens, renowned for its subtropical planting and unique microclimate, is also close by, while Ventnor itself offers a beach, Victorian promenade, independent shops, restaurants, cafés and everyday amenities. Newport, the Island's county town, is approximately 10 miles away, and mainland ferry links from Yarmouth, Fishbourne and East Cowes are all within convenient driving distance.

Welcome to Craigie Lodge Gardens

A timber sign marks the entrance to Craigie Lodge Gardens, where the long driveway ascends through the grounds to reveal a private coastal haven, framed by mature planting and wide lawns. The property sits beautifully within its grounds, with the low, mid-century profile of the building sitting naturally against its green surroundings and the sea forming a magnificent backdrop. To the front, a covered entrance with glazed side panels creates a welcoming arrival, while the historic stone steps, dating from 1889 and retained from the original grounds of Craigie House, provide a memorable pedestrian connection through the garden to Old Park Road.

Entrance Hall

A generous entrance hall sets the tone for the home, with warm wood-effect flooring, neutral décor and a broad, easy-flowing layout. This central space provides access to the principal rooms and gives an immediate sense of the property's scale and light.

Boot Room

Positioned just off the main circulation space, the boot room offers useful everyday storage for coats and shoes, ideal after coastal walks or time spent in the garden.

Kitchen/Breakfast Room

The kitchen/breakfast room is a bright and sociable space with cream shaker-style cabinetry, wood-effect work surfaces and a central island with breakfast bar seating. Integrated appliances include oven, microwave, hob and extractor, with space for an American-style fridge freezer, and plenty of room for a dining/breakfast table. Glazed doors open directly to the terrace, allowing the room to connect beautifully with the garden and sea views.

Sitting Room

The sitting room is particularly generous, providing an inviting principal reception space with a broad outlook towards the garden. A feature fireplace creates a natural focal point, while the wide opening to the kitchen/breakfast room and direct connection to the sunroom give the living accommodation an easy, open flow.

Sunroom

The sunroom is a delightful glazed space, with windows wrapping around the garden-facing elevations and doors opening to the terrace. It is perfectly positioned for enjoying the coastal outlook in all seasons, whether used for dining, reading or simply taking in the view.



Bedroom One

Bedroom one is a spacious double room, with a calm neutral palette, garden and sea views, and direct access outside. The room also benefits from an ensuite shower room.

Ensuite

The ensuite is arranged with a large walk-in shower, an abundance of built-in storage, a vanity wash basin and WC combination, and the room is finished in a contemporary neutral style.

Bedroom Two

A superbly proportioned second double bedroom which enjoys an impressive sense of space and a pleasant outlook across the grounds. Its size offers flexibility for bedroom furniture, and a seating area or occasional workspace.

Bedroom Three

Bedroom three is another generous room. Currently arranged with a workspace and relaxed seating, it could serve equally well as a double bedroom, studio, hobby room or additional reception space.

Bathroom

The family bathroom is fitted with a bath with shower over, glazed screen, WC and wash basin with vanity storage, all arranged within a practical, modern scheme.

Utility/Cloakroom

The utility/cloakroom provides further practical space with plumbing and room for laundry appliances, a WC and wash basin, keeping household tasks neatly separate from the main living areas.

Plant Room

The plant room offers plenty of additional storage and houses the property's heating equipment, with external access adding further practicality.

Garage

The large double garage is fitted with power, lighting and a roller door. It is currently arranged with excellent workshop and vehicle storage space, making it ideal for classic cars, motorcycles, hobbies or general secure storage.

Gardens and Grounds

The grounds are a defining feature of Craigie Lodge Gardens, extending to just over 1.3 acres and arranged with broad lawns, established hedging, mature trees, planted borders and sheltered terrace areas. The south-facing aspect allows the gardens to enjoy superb light throughout the day, while the sea views provide a truly special backdrop. The retained stone steps from 1889 add a sense of history and character, leading through the garden to a pedestrian gate onto Old Park Road.

Garden Store/Shed

A separate brick-built garden store provides useful space for tools, machinery and outdoor equipment. With a fantastic view from the south side, this area would also make a wonderful studio or work-from-home space.

In Summary

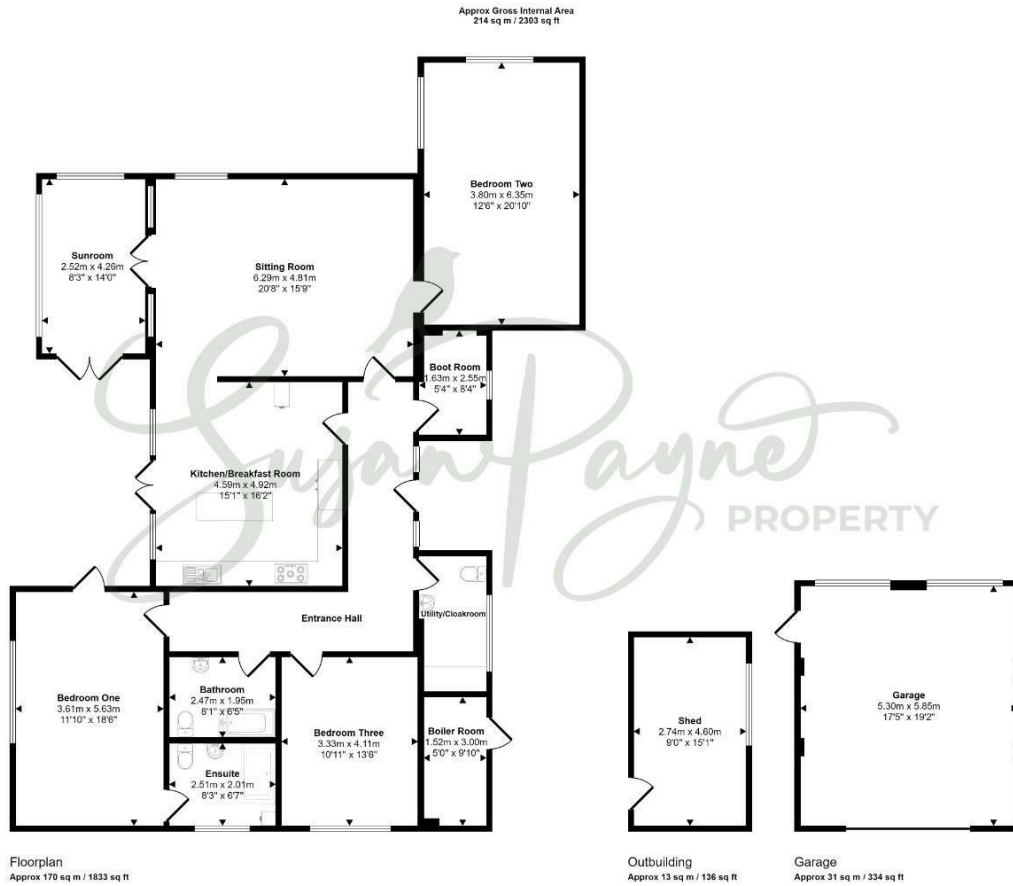
Craigie Lodge Gardens offers a rare combination of space, privacy, coastal views and architectural charm, with beautifully generous accommodation set within a remarkable St. Lawrence plot. Updated throughout while retaining a strong sense of character and place, this is a home that makes the most of its setting from every angle. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

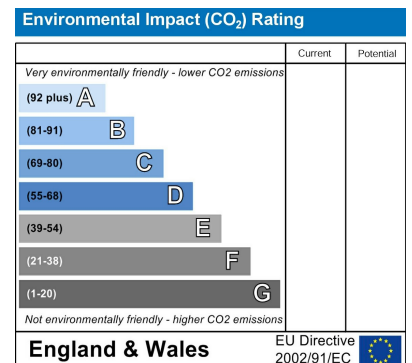
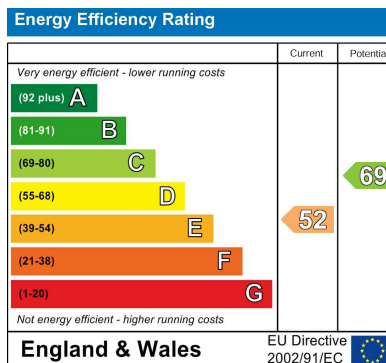
Tenure: Freehold | Council Tax Band: F (Approx £3812.61 for 2026/27) | Services: Mains water and electricity. Private supply oil fired heating. Private drainage.



Overage: There is a 25 year overage clause on the property that commenced on 7 July 2016 (15 years remaining). If an additional dwelling is constructed within the grounds, the overage payment is 25% of the difference between the 'Enhanced Value' (market value of the development land as at the date of, and with the benefit of the relevant planning permission) and the 'Base Value' (market value of the development land immediately prior to the grant of planning permission with no expectation of the grant of planning permission or £500,000).



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 Snappy 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.