



McCarthy
& BOOKER

Miramar Lodge Bonchurch Shute, Ventnor, PO38 1NX

Guide Price £225,000



MIRAMAR LODGE, BONCHURCH SHUTE, VENTNOR, ISLE OF WIGHT, PO38 1NX

Auction Guide Price – £225,000-Plus, plus fees

The property is to be offered online by Clive Emson Auctioneers on 05 November 2026

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Former Victorian stable block ~ Cash buyers only ~ South facing garden ~ CHAIN FREE ~ Two garages and off road parking

Overview

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Tucked away along a wooded lane, this detached cottage-style property occupies a highly sought-after and private position. Forming part of the original stable block to a nearby Victorian manor, the property is surrounded by attractive gardens on three sides and offers a blend of character features and versatile accommodation. With three reception areas, two bedrooms, a south-facing garden and a sun deck with sea views, this is a distinctive home in a peaceful yet convenient setting. CASH BUYERS ONLY VIA AUCTION.

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Interior

The property is approached via a conservatory-style entrance porch, featuring full-height glazing with decorative stained glass panes and a terracotta tiled floor, leading into the main accommodation.

The dining room/reception space retains character with oak parquet flooring and provides access to the kitchen, utility/W.C., living room and stairs to the first floor. The kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks, along with an integrated oven and hob, space for appliances and a glazed door opening to the front garden.

The living room is a comfortable and characterful space with a large window to the front, parquet flooring and a chimney breast with quarry tiled hearth. Double doors lead through to the conservatory, which provides an additional reception area with extensive glazing and doors opening onto the south-facing garden.

Additional ground floor accommodation includes a bathroom with W.C. and wash basin, leading through to a useful utility area housing the boiler and providing further storage space.

On the first floor, the landing leads to two bedrooms. The principal bedroom is a bright double-aspect room with direct access onto a spacious sun deck, enjoying elevated views across the surrounding trees towards the sea, with plumbing in place for a potential ensuite. The second bedroom is also double aspect, with views towards St Boniface Down and benefits from an ensuite shower, W.C. and wash hand basin.

The cottage is very tastefully decorated throughout.

Exterior

The property is accessed via a wooden gate leading to a gravel driveway with parking for two vehicles and access to two adjoining garages. The gardens wrap around three sides of the property and are well established, featuring a variety of mature shrubs, trees and planting.

A south-facing lawn extends from the conservatory, ideal for outdoor seating and entertaining, while other areas include a shaded seating space beneath a leafy canopy and a further terraced section currently used for fruit and vegetable growing, set against the backdrop of the Downs. The garden is enclosed and bordered in part by an attractive original stone wall, enhancing the sense of privacy and character.

Further Information

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Tenure: Freehold

EPC: F

Council tax band: D

Cesspit sewerage

LPG gas

Wightfibre broadband connection



Mains electricity and water
 Planning permission for front and back solar panels on the roof granted to May 2027
 Double glazed throughout
 Log burner
 Electric boiler for heating system
 Security cameras

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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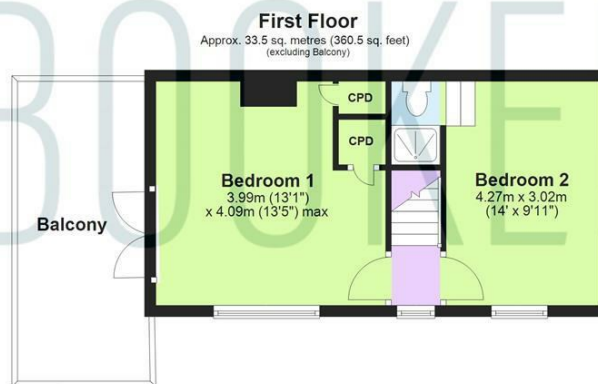
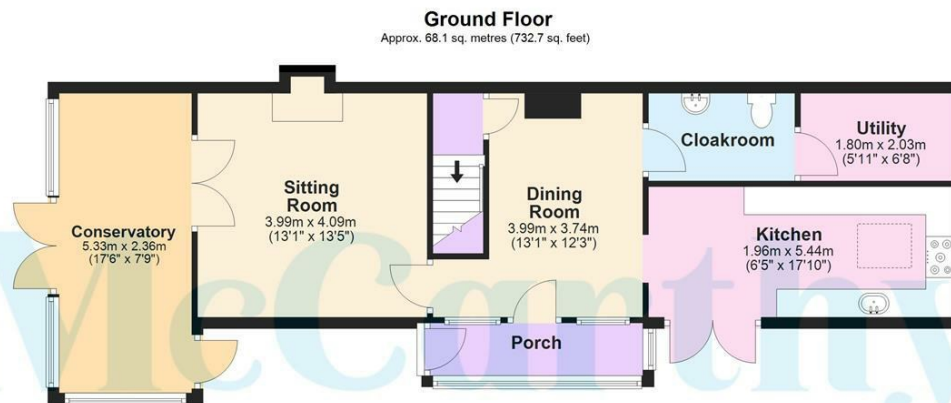
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Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
 Plan produced using PlanUp.

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