



Gadshill  
Undercliff Drive | St Lawrence | Isle of Wight | PO38 1XG

FINE & COUNTRY

# Seller Insight

“ We moved here from Bedfordshire about seven years ago to enjoy a lifestyle change. Over the years we have renovated the house and the shop completely and have loved running the post office and shop which has also allowed us to become an integral part of the village.

We are now looking to retire and help out with family commitments keeping a connection with the beautiful Isle of Wight and especially St. Lawrence.

However, we hope that new owners will enjoy continuing the business and taking advantage of everything the house and the shop have to offer. If potential owners are looking for more accommodation in the house plans were recently passed for an extension that would include a large entrance hall, lobby, toilet facilities and a sunroom.”\*



\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step inside

## Gadshill

With this property the dream of a possible change of lifestyle and a slower pace of life could become a reality. Gadshill is a delightful, detached house originally built in 1925. It has been totally renovated and refurbished within the past few years and incorporates a new roof, new plumbing, electrics, boiler, kitchen and bathroom and all the walls have been replastered and redecorated. Also included with the property is a separate building that houses the local village post office and general store. This has also been revamped by the owners who have been running it for the past seven years. It is well supported by the local community and it is hoped that new owners will enjoy continuing to develop this successful business that is such a focal point in St Lawrence village.

The front garden has been designed with dual curved paths to the front door divided by a dwarf hedge with a central paved feature and flanked by attractive shrub borders. There is a pergola on one side and a wooden garden shed accessed via double glazed doors on the other, with the same wood reflected in the charming porch. The entrance hall leads to the spacious open plan, light and bright lounge/dining room. In the lounge area there is an attractive fireplace you can cosy up to on a cold winter's evening. However, in order to take advantage of the stunning views across to the sea there are windows on three sides as well as a large square bay window in the dining area with wide sliding patio doors to a decked veranda and direct access to a well fitted modern kitchen. This includes white glossy units housing a induction hob, double oven and dishwasher with space for a washing machine and an American style fridge freezer as well as French doors to the decked veranda and terrace.

On the first floor is a contemporary family bathroom and three double bedrooms that all have delightful views including the main bedroom. This has fitted wardrobes and a large bay with a wall of windows so you can sit up in bed with your morning coffee and revel in the panoramic vista. As well as the decked veranda and paved terrace, that is ideal for al fresco dining, the rear garden provides a Mediterranean style ambience with its palm trees, plantings and rockery as well as a lawn and covered pergola where you could have a hot tub or seating area. Although the front of the property is on Undercliff Drive the shop and post office are accessed from round the corner in Spindlers Road so it does not interfere with the house. However, it does include the garage and a parking space as well as the shop, a very useful office as well as a kitchen area, storeroom and a cloakroom, so it is self-sufficient.







**Travel Information**

18.5 miles from Yarmouth to Lymington Ferry Terminal  
 14.7 miles from East Cowes to Southampton Ferry Terminal  
 13.1 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Ventnor Golf Club, Ventnor	2.8 miles
The Heights Leisure Centre, Sandown	7.8 miles
The Cabin Coastal Spa, Ventnor	1.9 miles
Ventnor Tennis Club, Ventnor	2.4 miles

**Healthcare**

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	10.5 miles (01983 822099)

**Education**

Primary Schools	
St Boniface C of E Primary School, Ventnor	01983 854916
Niton Primary School, Niton	01983 730209
St Francis Catholic & Church of England (Aided) Primary School, Ventnor	01983 857449
Wroxall Primary School, Wroxall	01983 852290
The Island Free School, Ventnor	01983 857641

Secondary Schools/Colleges	
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
Island Innovations VI Form Campus, Newport	01983 522886
Ryde Private, Queens Road, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools	
St Catherines School, Ventnor	01983 852722
Medina House, Newport	01983 522917
St George's, Newport	01983 524634
Clatterford Tuition Centre	01983 524680

**Entertainment**

White Horse, Whitwell  
 White Lion, Niton  
 The Buddle Inn, Niton Undercliff  
 The Hamborough, Ventnor  
 The Royal Hotel Ventnor  
 The Met, Esplanade, Ventnor  
 The Spyglass Inn, Esplanade, Ventnor

These restaurants are available within 2 miles of the home.

**Local Attractions / Landmarks**

St Catherine's Lighthouse, Niton  
 Model Village, Godshell  
 Isle of Wight Donkey Sanctuary, Wroxall  
 Amazon World Zoo, Bathingbourne  
 Appuldurcombe House, Wroxall  
 Ventnor Botanical Gardens, Ventnor  
 Blackgang Chine, Chale



**GROUND FLOOR**

Entrance Hallway	
Dining Area	15'7 x 11'7
Lounge	15'10 x 9'10
Kitchen	15'9 x 8'

**FIRST FLOOR**

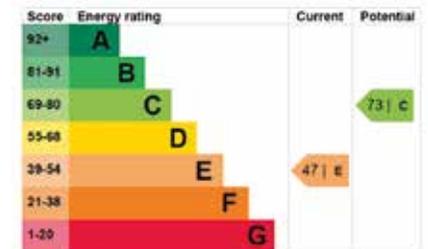
Landing	
Bedroom 1	13'7 x 11'9
Bedroom 2	15'10 x 8'7
Bedroom 3	9'11 x 8'7
Bathroom	

**POST OFFICE**

Shop / Post Office	28'5 x 14'4
Store Room	
Cloakroom	
Office	16'9 x 7'10

**OUTSIDE**

- Front Garden
- Rear Garden
- Garage
- Off Road Parking





Fine & Country

Tel: +44 (0)1983 520000

[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)

28 St James Street, Newport, Isle of Wight PO30 1HY

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fineandcountry.com™