

SPENCE WILLARD



7 Coastguard Cottages, Culver Down, Sandown, Isle of Wight, PO36 8QT

*Boasting incredible sea views over Sandown and Shanklin Bay from its elevated position in National Trust parkland this fascinating house has a unique history, light and spacious accommodation and a holiday letting pedigree.*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Boasting incredible sea views over Sandown and Shanklin Bay from its elevated position in National Trust parkland this fascinating house has a unique history, light and spacious accommodation and a holiday letting pedigree.

7 Coastguard Cottages is one of two houses built in the early 1900s for the coastguard. They subsequently served as homes to Warrant Officers manning the coastal artillery battery at Culver Down during the second world war. Now a well-appointed and light home it retains much of its original character including red brick elevations with terracotta tile roof and internal wooden doors, while every room enjoys breathtaking unobstructed views to the horizon. The house comprises three double bedrooms and a fourth currently used as a store or study, with an open plan kitchen/dining room and a large sitting room. Both enjoy stunning views and access through patio doors onto the terrace and gardens extending in a southerly aspect. Surrounded by glorious open countryside with birdlife and grazing cattle, there is also off-road parking at the front and access to a garage with up and over roller door.

**Location**

Situated on the very top of Culver Down, some of the best coastal walks available directly from the house. Culver Down is a popular destination among walkers and also on the route of the annual Mountbatten 'Walk the Wight' challenge. There is also a pub/restaurant and a coastal path which heads to Bembridge and Whitecliff Bay to the East or Yaverland Beach, Sandown and Shanklin Bay to the South. The nearby village of Bembridge has a good range of shops, in addition to a butcher, fish mongers, farm shop, cafes and restaurants while Sandown and Shanklin offer additional amenities, supermarkets and a station on the Islands railway line linking to Ryde and ferry links to the mainland.

The location is idyllic, just moments from the picturesque beaches of Bembridge with its vibrant village. Bembridge Harbour has extensive mooring facilities and two sailing clubs. There are high speed passenger ferry links to (22mins) Portsmouth from Ryde approximately 7 miles away.

**Accommodation**

**Ground Floor**

Entrance – Storm porch over a timber door which accesses the hallway, separate cloakroom/W.C.

**Bedroom 4/Study**

Currently arranged with shelving and a lockable door for owner's belongings and overlooking the front aspect.

**Sitting Room**

An excellent and substantial room enjoying the view with deep bay window and sliding doors with access to the garden.

The first floor stairs rise to a galleried landing with access to three double bedrooms with each enjoying sea views, as well as a family bathroom. One of the bedrooms has its own en-suite. Each bedroom has far reaching views and there is an airing cupboard on the landing housing the hot water tank with louvered shelving over.

#### Kitchen/Dining Room

A dual aspect room with windows to the front and looking out over the sea. A full range of under counter and wall mounted shaker style units with breakfast bar island and large space for a dining table.

#### Outside

There is a driveway shared with a neighbouring house which offers parking in front of the garage with up and over roller door and pitched roof with further storage. A wide space at the side leads around to a terrace which is ideal for outdoor dining and entertaining and enjoys glorious views. Gardens and terrace are on three levels leading to a fence on the southern boundary providing the most beautiful space and uninterrupted views.

#### Miscellaneous

Costs shared between the nine properties (eight in addition to the pub) Water that is pumped in, fencing and mowing of the communal areas.

#### Services

Mains electricity and pumped water and drainage from the mains at the bottom of Culver Down. Septic tank drainage shared amongst the nine cottages. Heating is provided by wall mounted electric storage heaters with a large immersion 218 litre tank, located in the cupboard on the landing providing hot water. High speed internet is available.

#### EPC Rating

E

#### Council Tax

D

#### Tenure

The property of Freehold

#### Postcode

PO36 8QT

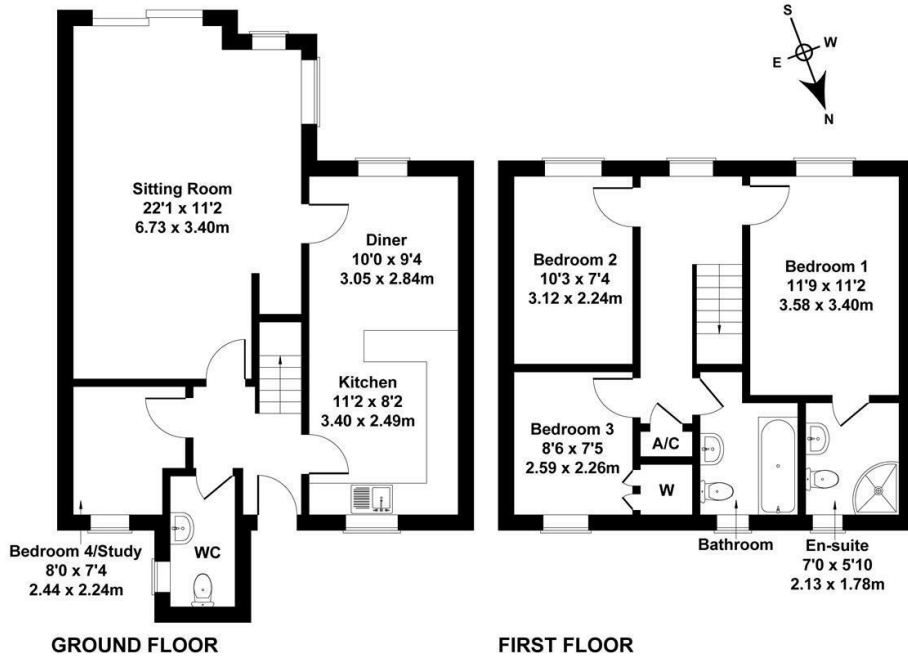
#### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



## 7 Coastguard Cottages

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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