

SPENCE WILLARD



Old Railway Cottage, Station Road, Bembridge, Isle Of Wight, PO35 5NN

# *A Charming Period Cottage Moments from Bembridge Harbour and Coastal Walks and Sailing Clubs*

## VIEWING

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The Old Railway Cottage is a characterful three-bedroom semi-detached home, formerly the signal master's house at the end of Station Road—where the Island's railway once met Bembridge village. Full of period charm, this beautifully styled home combines original features with thoughtfully updated interiors, including a modern kitchen, stylish bathrooms, and tasteful décor throughout.

The property enjoys a versatile open-plan layout on the ground floor, creating a light and sociable living space ideal for entertaining. Set in a peaceful and sought-after location, the cottage boasts mature terraced gardens to both the front and rear, and benefits from direct access to parking on a quiet lane.

Just a short walk from Bembridge Harbour, sailing clubs, and scenic coastal paths, the cottage also borders protected countryside, including RSPB and AONB land—with glorious walks stretching toward Brading Marshes and Culver Down. The village itself offers a wide range of independent shops, including a butcher, baker, fishmonger, delicatessen, restaurants and a 'scandi' coffee shop. Ryde, with its FastCat service to Portsmouth, is just seven miles away, providing convenient mainland access.

Accommodation  
Ground Floor

Entrance  
Traditional timber storm porch leading into the main reception space.

Open Plan Sitting/Dining Room  
Spanning the width of the cottage, this semi-open plan space offers excellent versatility and character, with built-in shelving, cupboards, sash windows, and seagrass flooring.

Kitchen  
A modern shaker-style kitchen with a range of base and wall units, stainless steel sink with mixer tap, integrated oven, four-ring electric hob, and space/plumbing for a full-size dishwasher.

Study  
A cosy room off the sitting area, enjoying views over the garden—ideal

as a home office or reading nook.

#### Utility Room/Shower Room

Practical tiled space with shower, wash basin, WC, coat storage, and plumbing for a washing machine and dryer.

#### First Floor

The first floor offers three well-proportioned double bedrooms, two of which feature built-in wardrobes, plantation shutters, and glimpses of the harbour and sea beyond. The family bathroom includes a panelled bath with tiled surround, pedestal wash basin, heated towel rail, and WC.

#### Outside

To the front, the cottage is set behind an arched gateway with flagstone steps rising through a lawned garden. Parking is available on the private lane at the front of the property. The rear garden features a covered dining terrace with a glazed veranda—perfect for outdoor living—and a raised lawn area leading to an insulated, pitched-roof summer house.

#### Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler providing hot water and heating is provided via electric wall mounted heaters.

Tenure The property is offered freehold.

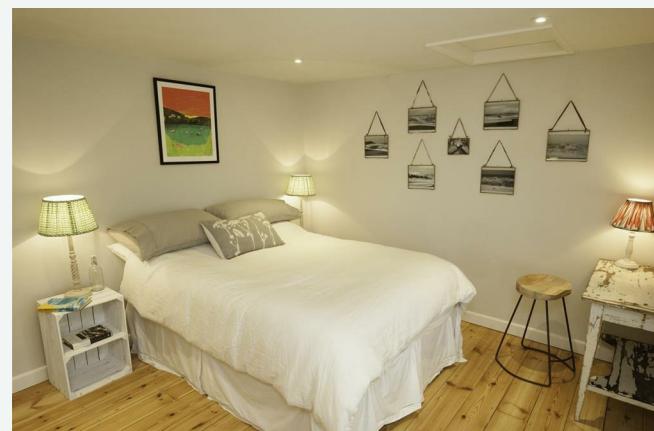
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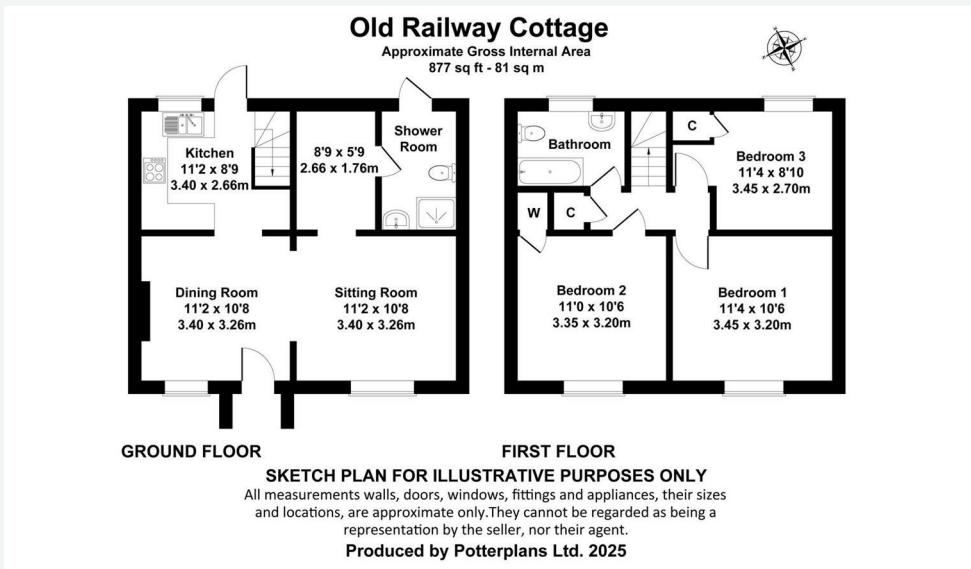
EPC Rating G

Postcode PO35 5NN

#### Viewings

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





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