

SPENCE WILLARD



Island Cottage, Lane End Road, Bembridge, Isle of Wight, PO35 5SY



*Set within beautiful private gardens and filled with fascinating period features, this detached cottage is found on the road leading to the Bembridge RNLI Station, close to the beach.*

VIEWING

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



Island Cottage was constructed in approximately 1930 with white pebble dash render elevations with a recently replaced terracotta tiled roof. There are many original features including classic ornate brick work, fireplaces, exposed beam ceilings, some original leaded glass timber windows, and a range of original timber iron hinged thumb latch doors. Original floorboards run throughout the house with some carpeted reception rooms. The kitchen is a classic design with handmade units, a gas fired Rayburn and separate pantry and utility room, with a handy downstairs toilet. There are two great reception rooms on the first floor offering family space for entertaining and dining as well as a cosy space with an open fire in the rear reception room. The accommodation on the first floor extends to three good double bedrooms and two bathrooms, one of which being ensuite. The house offers a comforting environment with modern heating, a new roof, plenty of character and a charming outlook onto mature and very private gardens to the front, side and rear. A detached garage with pitched roof and parking in front completes an excellent property, ideal as a home or holiday home as well as holiday let investment.

The property is superbly located in close proximity to Lane End Beach and the Bembridge Lifeboat Station. There is easy access to the coastal path leading to the Bembridge Village or local beaches, as well as The Crab and Lobster Pub and Culver Down. Bembridge boasts incredible views across the Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with daily caught fish, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the County Town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hovercraft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

Ground Floor

Entrance

A covered porch with tiled floor.

Hallway

Timber door with leading glazing inset. The central hallway is quite a feature with exposed brick and tile walls, picture rails and a large understairs cupboard as well as views and access to the rear garden.

Kitchen

With a tiled floor this excellent space overlooks the front garden and has a beautiful handmade kitchen with solid wood work surfaces and hinged cupboard doors, a double butler sink with mixer tap, Rayburn within a tiled inglenook and a separate Siemens induction hob. There is a large pantry with feature diamond shaped external window and plenty of shelving, utility room/boot room with downstairs toilet and space and plumbing for stacked fridge freezer, washing machine and tumble drier.



#### Dining Room / Family Room

A particularly light triple aspect room with new anthracite grey aluminium bi-folding doors to the garden, exposed beam picture rail and a log burning stove (non-functioning).

#### Sitting Room

A really special family space overlooking the rear garden, with bay window and window seat, exposed beamed ceilings and a fireplace with iron grate.

#### First Floor

Stairs rise to a large galleried landing with space for a seating area or a desk, picture rails and windows overlooking the front and rear. There are three good sized double bedrooms overlooking gardens, all of which have built-in wardrobe storage and two of which have decorative original green tile fireplaces. The principal bedroom has an excellent garden view, original gas lights (decorative only) and an ensuite shower room while the family bathroom has a 'p' shaped bath, heated towel rail, pedestal wash basin and W.C.

#### Outside

Island Cottage is hidden from the road behind deep mature hedging. There is a large front garden with a mature low maintenance bed, a variety of shrubs, hedges, and a Eucalyptus tree making it a perfect area for evening drinks whilst watching a westerly sunset. A low gate from the road leads through an arch in the front hedge up a gravelled path to the front door. There is gravel off road parking for two cars in front of a large, detached garage, block built with pebble render and a terracotta tiled roof with Veluxs. The garage represents an opportunity to further develop the property to create a home office or ancillary accommodation, subject to achieving the necessary planning consents and approvals. The rear garden is enclosed and very private with a southerly aspect and largely laid to lawn providing a blank canvas for landscaping, planting or creating decking or patio.

#### Services

Mains electricity, water and drainage, heating is provided by the gas fired Rayburn boiler with HIVE app enabled thermostat and unvented cylinder located in the front bedroom and delivered via radiators.

#### Tenure

The property is offered freehold.

#### EPC Rating

D

#### Council Tax

F

#### Postcode

PO35 5SY

#### Viewings

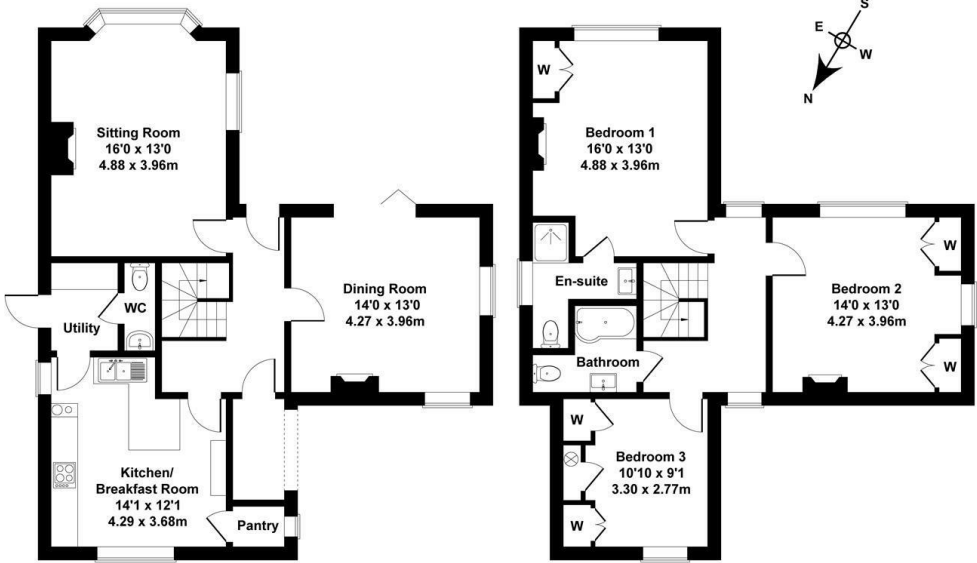
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





# Island Cottage

Approximate Gross Internal Area  
1496 sq ft - 139 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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