



Guide Price  
£475,000  
Freehold

Church Place, Chale, Isle of Wight,  
PO38



## Church Place, Chale, Isle of Wight, PO38

12.9 miles - East Cowes to Southampton Ferry

12.4 miles - Fishbourne to Portsmouth Ferry

14.1 miles - Yarmouth to Lymington Ferry



A picturesque detached cottage  
thought to date back to the 16th  
century and steeped with period,  
character features throughout.  
Occupying a great position with an  
open outlook over adjacent



Attractive Grade 2 listed detached  
cottage

Views over adjacent countryside and the  
English Channel

Spacious rooms and accommodation  
spread over 3 floors



Attractive character features throughout

Large rear garden and driveway parking

Popular and picturesque village location







This is a delightful, four-bedroom character property in the picturesque hamlet of Chale on the largely unspoilt south coast of the island that dates back to the 1500's. Set within a generous plot, this grade two listed property is arranged over three floors and boasts private vehicular access with ample parking, beautiful, island stone construction and period features throughout.

Entrance to the ground floor is via the original front door and into a good-sized sitting room, with a stunning, original, inglenook fireplace complete with original, bread oven. Additionally on this floor is a separate dining room that also boasts original fireplace and oven, as well as a large kitchen, built in the 1800's, that still has its original flagstone floors.

To the first floor is a spacious family bathroom with separate bath and shower, as well as two double bedrooms, which both have original floorboards and boast views over the countryside and the sea beyond. On the second floor are a further two double bedrooms which also benefit

from impressive rural views.

Outside is a large, wrap around garden with mature plants and trees, bordered by beautiful countryside and farmland.

This Elizabethan property is steeped in history and is believed to have been built by wealthy locals with connections to the infamous smuggling trade and has links to the nearby Abbey, with a rumoured ' Priest hole' hidden somewhere inside. This property emanates charm throughout and is bursting with potential to make it a truly spectacular family home.

## What the owner says...

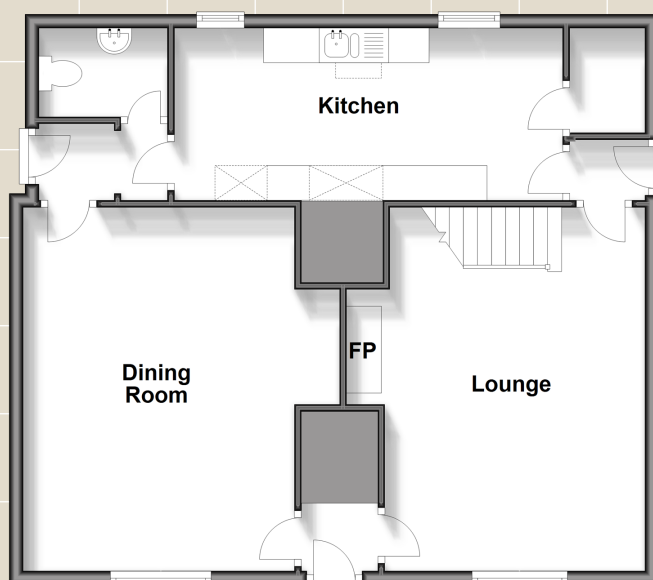
"I bought this house in 1996 for the cosy, calm and quiet feel it has. I've researched its history extensively and am excited to be passing all of this knowledge onto future occupants. My children grew up here and moving on will be a wrench, but I need somewhere smaller and its time for a new family to enjoy this wonderful home.

The parish of Chale is classified as an Area of Outstanding Natural Beauty (AONB), heritage coast and site of special scientific interest. The long boundary with the sea offers stunning views to the Needles, Tennyson downs and beyond, and the unspoilt wildness is considered a gem of the Isle of Wight landscape. What better way to enjoy this breathtaking landscape than along one of the many footpaths that abound this area.

This wonderful property is within easy walking distance of the renown White Mouse Inn, which was once a favourite haunt amongst both Royalty and smugglers alike, and now offers unrivalled sea views accompanied by great food and drink. A short drive will take you to the village of Niton, where you'll find pubs, cafés and two convenience stores – one of which has a post office - as well as a GP surgery and pharmacy, plus a highly sought after primary school and nursery. The number 6 bus runs through Chale, which will take you to Ventnor – a lovely seaside town bustling with high-end restaurants and boutique shops - and to Newport - the island's principal town."

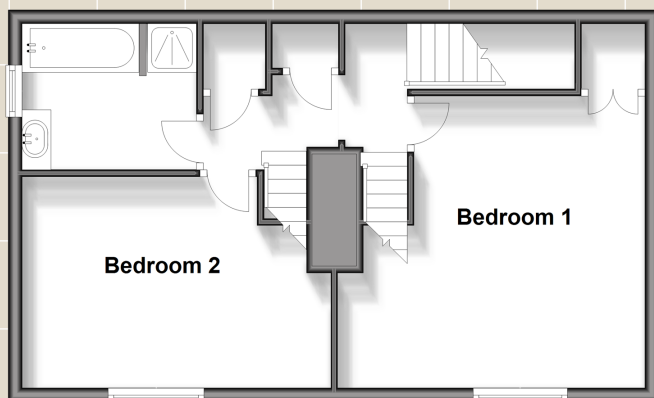
### Ground Floor

Approx. 69.4 sq. metres (747.1 sq. feet)



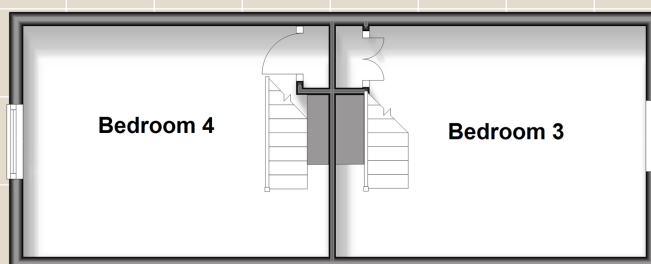
### First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



### Second Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

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