



The Swallow House
Alum Bay Old Road | Totland Bay | Isle of Wight | PO39 0JA

FINE & COUNTRY

Seller Insight

“ This property is ideally situated within beautiful countryside and yet is only a stone's throw away from all the conveniences and entertainment on offer in Totland and Freshwater. In Totland you have the Captain's Cabin café right on the beach, and The Waterfront bar and restaurant that serves delicious, locally caught seafood with incredible sea views. In the village centre are a couple of great takeaways as well as a Costcutters for all the essentials.

For a wider selection of groceries, pubs and restaurants you have Freshwater just a mile down the road that is bursting with activity whilst still maintaining its old-world charm. There's also the popular Freshwater C of E primary school, as well as a GP surgery and a couple of pharmacies. Additionally, there is a community run, free daily bus service connecting Freshwater, Yarmouth and Totland that also offers shopping trips twice a month to Newport and East Cowes, as well as personal door to door transport for medical appointments.

Furthermore, within easy walking distance you are spoilt for choice of beaches, with the spectacular Freshwater, Colewell and Totland Bays. And there are countless country walks in the area, but none quite as impressive as Tennyson Down - named after the famous, local poet Alfred Lord Tennyson - which affords some of the best views of the island.

There are also three public bus services running to Newport, Alum Bay and everywhere in between.”*

* 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

The Swallow House

This charming character cottage, tucked away down a quiet lane in the breathtaking western tip of the island is set within vast grounds and packed with original features throughout.

The living areas comprise a traditional style kitchen with a gorgeous Aga as well as a conventional oven and hob for convenience. There is plenty of space for a dining area here, however, leading directly off the kitchen is a really good-sized dining room - a lovely, light space created by dual aspect windows and French doors - that boasts many delightful original features including the fireplace and exposed wooden beams.

Continuing on from there is the spacious lounge that has a really special, Russian style hearth, and is another light room with numerous windows and access to the sweetest sheltered courtyard garden/patio.

Leading off the lounge is the snug, which would make an excellent study, or indeed a dressing room for the adjoining double bedroom and bathroom. At the opposite end of the ground floor is another double bedroom with its own adjoining shower room, as well as a handy utility room. And if all that isn't enough, there's a lovely garden room where you can sit and admire the garden all year round.

To the first floor are a further two double bedrooms - the main bedroom being of exceptional size - both of which enjoy the use of a huge bathroom.

Outside, this gorgeous property is surrounded by large gardens mostly laid to lawn and benefits from private access down a long driveway, with parking for numerous vehicles, leading to a garage and outbuilding.







Travel Information

17.4 miles from Fishbourne to Portsmouth Ferry Terminal
 16.8 miles from West Cowes to Southampton Ferry Terminal
 4.1 miles from Yarmouth to Lymington 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

Leisure Clubs & Facilities

Yarmouth Sailing Club, Yarmouth – 3.7 miles
 Freshwater Bay Golf Club, Freshwater – 2.7 miles
 West Wight Sports & Community Centre, Freshwater – 2.1 miles
 Leisure Medina, Newport – 13.6 miles

Healthcare

Doctors Surgeries
 Brookside Health Centre, Freshwater 01983 758998
 South Wight Medical Practice, Ventnor 01983 840625
 Brighstone Surgery, Brighstone 01983 740219

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

Education

Primary Schools
 St Saviour's Primary School, Totland Bay 01983 752175
 Freshwater & Yarmouth C of E Primary School, Freshwater 01983 760345
 Shalfleet C of E Primary School, Newport 01983 760269
 Brighstone C of E Primary School, Brighstone 01983 740285

Secondary Schools/Colleges
 Carisbrooke College, Newport 01983 524651
 Christ The King Upper College, Newport 01983 537 070
 Medina College, Newport 01983 861 222
 Ryde School with Upper Chine School, Ryde 01983 562229
 The Island VI Form Campus, Newport 01983 522886
 Isle of Wight College, Newport 01982 526631

Assisted Learning Schools
 Medina House, School Lane, Newport 01983 522 917
 St. Georges, Watergate Road, Newport 01983 524 634
 St. Catherine's, Grove Road, Ventnor 01983 852722

Entertainment

The Highdown Inn, Totland
 The Waterfront Bar & Restaurant, Totland
 The Hut, Colwell Bay
 The Red Lion, Freshwater
 The Vine Inn, Freshwater
 The Cow, Yarmouth
 On The Rocks, Yarmouth
 The Terrace, Yarmouth

These bars and restaurants are available within a 4-mile radius of this home

Local Attractions / Landmarks

The Needles Landmark Attraction, Totland Bay
 Irex, Totland Bay
 Western Yar Lake,
 Fort Victoria Country Park, Yarmouth
 Dimbola Museum & Galleries, Freshwater
 Tennyson Monument, Tennyson Down
 Tapnell Farm Park, Yarmouth
 Carisbrooke Castle, Carisbrooke
 Monkey Haven Primate Rescue Centre, Newport



GROUND FLOOR

- Garden Room
- Hallway
- Laundry Room
- Lounge 19'7 x 12'7
- Snug 10'7 x 8'9
- Bathroom
- Bedroom 3 16'4 x 10'1
- Dining Room 16'10 x 12'4
- Kitchen 12'10 x 12'5
- Utility Room
- Shower Room
- Bedroom 4 10'4 x 7'4

FIRST FLOOR

- Landing
- Bedroom 1 17'3 x 12'7
- Bedroom 2 12'11 x 12'7
- Family Bathroom
- Mezzanine

OUTSIDE

- Front Garden
- Driveway Parking
- Detached Garage
- Studio / Summer House
- Rear Garden

EPC Rating: X
Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 11.04.2024





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