



Wayside
Monks Lane | Freshwater | Isle of Wight | PO40 9SU

FINE & COUNTRY

Seller Insight

“ *Wayside was such an imposing house when we first saw it, full of character both inside and out. The home has such stunning and beautiful views out to the Solent. A perfect home to look out to the iconic views of the needles, mainland coast, Hurst castle and beyond. The beach is a few short minutes stroll from the home.*

Living at Wayside for the last twenty-one years we have experienced a tranquil atmosphere and enjoyed the beauty of countryside and village living.

The house itself is full of charm with plenty of space to hideaway from the outside world. The ample sitting room and dining room provide the perfect space for entertaining and hosting family occasions building loving and fond memories.

*It is time for another family to enjoy this wonderful home and for us to move on!”**

* 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

Wayside

This delightful, five-bedroom character property is ideally located on a private lane halfway between two affluent island coastal towns, offering a delightful family residence on the coast, whilst at the same time being within easy distance of amenities. The traditional, red brick house is arranged over three floors and boasts numerous period features throughout, as well as enjoying picturesque sea views across the Bay.

Stunning, original wood flooring makes an impressive impact in both reception rooms, upon entering the ground floor and this is just one of many period features to be appreciated throughout this marvelous home. The spacious sitting room is flooded with natural light from multiple dual aspect windows, and includes a very pretty, original working fireplace. Across the spacious hallway is the dining room, with ample space for large, family dining and includes a wood burning stove set into the original chimney, creating a charming, cosy atmosphere. Conveniently adjoining the dining room is the kitchen, which itself has enough room to accommodate a breakfast area, whilst still allowing ample cupboard and worktop space. The kitchen is immaculately presented and is fitted with fabulous oak countertops, a quaint, ceramic butlers sink and an impressive double dual fuel range cooker.

To the first floor are three double bedrooms, all tastefully decorated and all showing off those gorgeous, original fireplaces. Bedrooms two and three enjoying a wonderful outlook over the Solent. A recently updated, contemporary family bathroom serves this floor, with an attractive and practical combined bathtub and shower cubicle. There are a further two double bedrooms on the second floor, with an ensuite shower room to bedroom five, as well as a great sea view.

Outside is driveway parking and a detached double garage that has potential for conversion in part or whole to a workshop or even additional living accommodation. The low maintenance garden is a reasonable size and bordered by hedgerow, providing privacy and security for children and pets. There's a delightful patio that's the perfect suntrap in the summer months, being sheltered from the harsher elements on all sides.

This property is ideally located in a small hamlet between Yarmouth - the UK's second smallest town - and Freshwater. Yarmouth benefits from unprecedented views across the Solent, which can be appreciated from this fabulous property, and boasts three pubs, two cafes and a general store, whilst Freshwater is larger, with more shops and amenities. Both towns are steeped in history and subsequently ooze old world charm. There's a choice of several beaches within walking distance of this property, with the spectacular Freshwater, Colwell and Totland Bays, as well as numerous country walks.







Travel Information

2.2 miles from Yarmouth to Lymington Ferry Terminal
 16.8 miles from Fishbourne to Portsmouth Ferry Terminal
 15.1 miles from West Cowes to Southampton 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

The West Bay Club & Spa, Freshwater	1.4 miles
Freshwater Bay Golf Club, Freshwater	3 miles
West Wight Sports & Community Centre	1.3 miles
1Leisure Medina, Newport	12.8 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	11.5 miles 01983 822099

Education

Primary Schools
 Brighstone C of E Primary School, Brighstone
 Yarmouth C of E Primary School, Yarmouth
 Shalfleet C of E Primary School, Shalfleet
 St Saviour's RC Primary School, Totland
 Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges
 Ryde Academy, Ryde
 Christ The King Upper College, Newport
 Carisbrooke College, Newport
 Ryde with Upper Chine School, Ryde
 Island Innovation VI Form Campus, Newport
 Isle of Wight College

Learning Assisted 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

01983 740285
 01983 760345
 01983 760269
 01983 752175
 01983 755287

01983 567 331
 01983 537 070
 01983 861 222
 01983 562 295
 01983 522886
 01982 526 631

Entertainment

The Waterfront Bar & Restaurant, Totland Bay
 Highdown Inn, Totland Bay
 The Piano Café / Restaurant, Freshwater Bay
 The Vine Inn, Freshwater
 The Hut, Freshwater
 Three Bishops Inn, Brighstone
 The Cow, Yarmouth
 The Crown Inn, Shorwell
 The Sun Inn, Hulverstone
 On The Rocks, Yarmouth

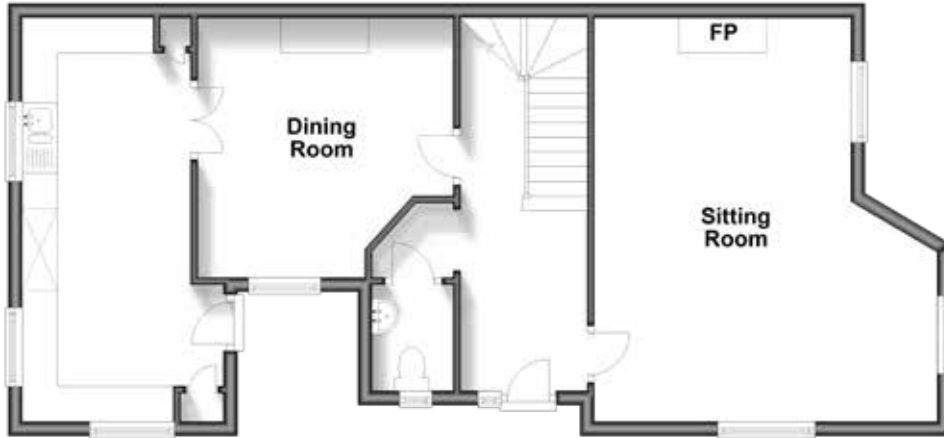
These bars and restaurants are available within a 15 minute drive of this home

Local Attractions / Landmarks

Blackgang Chine - Blackgang
 Tapnell Farm - Yarmouth
 Fort Victoria Country Park - Norton
 St Catherine's Oratory - Niton
 The Needles Landmark Attraction - Alum Bay
 Carisbrooke Castle - Carisbrooke
 Appuldurcombe House - Wroxall
 Isle of Wight Pearl Centre - Brighstone
 Dimbola Museum and Galleries & Tea Room - Freshwater

Ground Floor

Approx. 65.3 sq. metres (703.4 sq. feet)



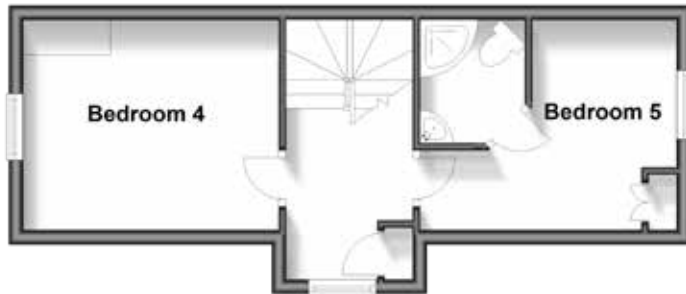
First Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Second Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



GROUND FLOOR

Entrance Hallway	
Sitting Room	18'9 x 16'
Dining Room	12'2 x 11'11
Kitchen	19'0 x 7'8
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 1	12'4 x 11'5
Bedroom 2	16'1 x 9'10
Bedroom 3	12' x 8'10
Bathroom	

SECOND FLOOR

Landing	
Bedroom 4	12'4 x 10'
Bedroom 5	12'6 x 10'
Ensuite Shower Room	

OUTSIDE

- Front Garden
- Driveway Parking
- Double Garage
- Rear Garden



Council Tax Band: D
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



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