



Mellow House
Woodpecker Drive | Norton Green | Freshwater | Isle of Wight | PO40 9GH

Seller Insight

“ *This self build property is a serene retreat, nestled in a picturesque hamlet. Mellow House offers a wonderfully calming experience. It invites you to bask in its peaceful ambience, where every corner whispers relaxation.**



* 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

Mellow House

This impressive, individually designed, new build home has been completed to an extremely high specification. Located on the edge of a small hamlet, equidistant between the Port of Yarmouth and the bustling town of Freshwater. The home is perfectly located to enjoy the rolling countryside that surrounds you, whilst enjoying the convenience of all the amenities provided in close proximity.

The property is one of seven, self build plots, within this small development and the owners have given great thought to every design detail and the superb quality finish, both inside and out.

On immediately entering the home, you are greeted in a substantial entrance hall which is bathed in natural light, provided by the glazed double doors which access the dining area. Large porcelain Italian tiles adorn the floor which continue from the hallway, through to the substantial kitchen dining room.

The kitchen area has been fitted with an array of attractive sage green units and complemented by a contrasting Quartz work top. As you would expect in a home of this calibre, there is an abundance of integral appliances, to include a dishwasher, a full height fridge and full height freezer, an induction hob with self cleaning electric oven and a durable ceramic sink and drainer.

The dining area is spacious, ample to accommodate a family dining table and enjoys views and access to the patio and landscaped rear gardens, via bi folding doors. The living room is open plan to the kitchen dining room, however, has been fitted with engineered oak flooring, which separates the rooms. The ground floor study/ fifth bedroom also benefits from engineered oak floor covering and has double doors which overlook and access the wrap around patio. Concluding the ground floor accommodation is a large utility room, fitted with the same attractive sage units and work tops as the kitchen, and an adjacent cloakroom.

The first floor accommodation, accessed from the spacious landing, comprises of four double bedrooms, two of which enjoy attractive wood panelled walls and ensuite shower rooms, beautifully finished with part tiled porcelain wall and floor tiles. The main family bathroom, serving the two further bedrooms, has been fully tiled, with porcelain tiles and has a contemporary bath and a separate shower.

The property is enveloped by its gardens which have been mainly laid to lawn, with a beautiful Indian sandstone patio which wraps around the rear of the property.

The property benefits from a 10 year build zone warranty and a modern heating system, supplied by an air source heat pump, providing underfloor heating throughout the ground floor and radiators to the first floor accommodation, and an electric car charging point.







Travel Information

1.8 miles from Yarmouth to Lymington Ferry Terminal
16.2 miles from Fishbourne to Portsmouth Ferry Terminal
14.5 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	0.8 miles
Freshwater Bay Golf Club, Freshwater	2.5 miles
West Wight Sports & Community Centre	1.6 miles
1Leisure Medina, Newport	12.2 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 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 R C Primary School, Totland
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges

Medina College, Newport
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
St. Georges, Watergate Road, Newport
St Catherine's, Grove Road, Ventnor

01983 740285
01983 760345
01983 760269
01983 752175
01983 755287

01983 526523
01983 537 070
01983 861 222
01983 562 295
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

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 20-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. 78.7 sq. metres (847.1 sq. feet)



First Floor
Approx. 78.7 sq. metres (847.1 sq. feet)



GROUND FLOOR

Entrance Hallway	
Utility Room	10'5 x 6'10
Cloakroom	
Lounge	13'9 x 12'1
Kitchen / Dining Room	22'11 x 14'1
Study / Bedroom 5	14'1 x 9'10

FIRST FLOOR

Landing	
Bedroom 1	14'9 x 12'1
En-Suite Shower Room	
Bedroom 2	14'1 x 9'10
En-Suite Shower Room	
Bedroom 3	12'1 x 10'9
Bedroom 4	11'5 x 9'10
Family Bathroom	

OUTSIDE

Front Garden
Driveway Parking
Rear Garden

EPC Rating: TBC

Council Tax Band: E
Tenure: Freehold

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