



Pickle Cottage  
Camp Road | Freshwater | Isle of Wight | PO40 9HN



# Seller Insight

“ I bought this house ten years ago and we have poured our hearts into making it the stunning period property that stands today. Initially we completely stripped back the entire property and then began rebuilding or replacing everything. Since then, we have continued to maintain, update and add to the home and garden, purchasing additional garden, which provides an orchard and also the large Swedish style wooden chalet.

The location is ideal; away from roads and in a peaceful setting, and yet just a stone's throw away from Freshwater village centre, that has plenty of small, independent shops and a nice mix of cafes, pubs, take aways and restaurants.

Additionally, there's a sports and community centre, a library, post office and GP surgery. There's also a choice of several beaches within walking distance, with the spectacular Freshwater, Colwell and Totland Bays, as well as numerous country walks.

We have loved living here in this house and in this village, but it's time for another family to enjoy what this wonderful home has to offer.”\*

\* 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

## Pickle Cottage

Originally built in 1829 from Isle of Wight stone and thought to have been extended in the 1980's, this quaint, two bedroom cottage has undergone a total renovation by the current owners, including rewiring and replumbing throughout, an entirely new roof and an attractive and sympathetic cosmetic overhaul internally. Run as a successful holiday let by the current owner, the property provides great investment potential or a superb, well presented home.

On the ground floor are two reception rooms as well as a kitchen / dining room and separate utility area, and high quality 'Karndean' flooring flows throughout. There's a cosy snug with dual aspect windows, a perfect place to curl up with a book, as well as a comfortable lounge boasting a gorgeous, original fireplace with the perfect modern addition of a wood burning stove. Through to the kitchen / dining room you'll find an impressive, dual fuel range cooker, set into an original chimney and lovely, cream-fitted units with hard-wearing countertops. Conveniently situated directly off the kitchen is the utility area, complete with an attractive and functional double butler sinks plus further cupboard storage and space for appliances. Also on the ground floor is one of two bathrooms that this property has to offer, which is more than average for a home this size.

The first floor boasts two double bedrooms, both tastefully decorated with pretty details, such as exposed brickwork on the chimney breasts and enjoying views over both the front and rear gardens. The main bedroom enjoys an immaculate ensuite with a luxurious, roll top bathtub, a skylight for essential, natural light and a pretty, exposed stone wall.

Outside, the large garden, extended during the current owner's occupation by purchasing additional land has been completely relandscaped. Boasting fruit trees, mature shrubs and plants, as well as a garden shed, a wood store, and multiple water butts which feed the pond.

Additionally, there's a fabulous, Scandinavian style chalet, complete with electricity and water, a kitchenette and large sitting area, with the potential to become an office, additional guest accommodation (subject to pp) or simply a quiet place to enjoy the garden in all weather.

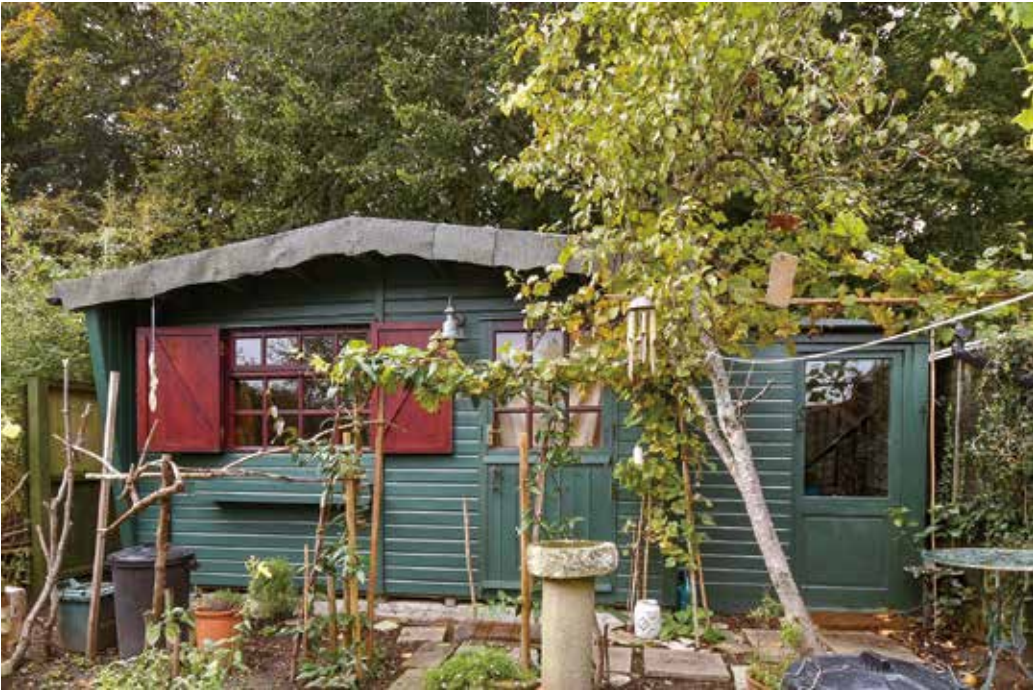
The private driveway at the front of the home has been widened and lengthened by the current owners, and is divided from the mature, enclosed front garden by a gated picket fence. Here you will find a pond and a separate bike shed, as well as a secluded sitting area.











**Travel Information**

4.6 miles from Yarmouth to Lymington Ferry Terminal  
16 miles from Fishbourne to Portsmouth Ferry Terminal  
15.4 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

The West Bay Club & Spa, Freshwater	1.9 miles
Freshwater Bay Golf Club, Freshwater	1.6 miles
West Wight Sports & Community Centre	0.6 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	(11.8 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  
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

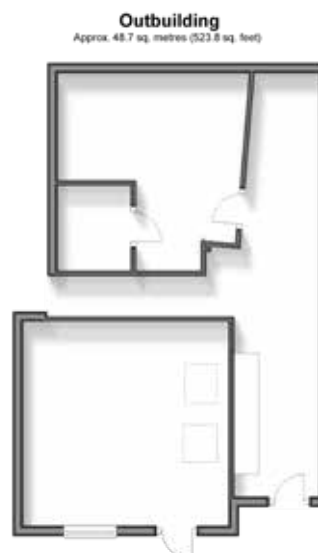
**Entertainment**

Restaurants / Bars  
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

Snug	10' x 6'10
Lounge	12'1 x 10'4
Kitchen / Dining Room	12'1 x 9'2
Utility Area	7' x 6'6
Bathroom	

## FIRST FLOOR

Landing	
Bedroom 1	9'5 x 9'2
En-Suite Bathroom	
Bedroom 2	12'1 x 10'4

## OUTSIDE

Front Garden  
Rear Garden  
Outbuilding  
Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B  
Tenure: Freehold

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