



Matchells
Colwell Road | Freshwater | Isle of Wight | PO40 9SW

FINE & COUNTRY

Seller Insight

“Nearby Freshwater village is bursting with activity whilst still maintaining its old-world charm. It boasts a sports and community centre, a library and post office, as well as independent shops, including a butchers, bakers, fishmongers and a number of grocery stores. For eating out there is a variety of options, including cafes, pubs, take aways and restaurants to enjoy. There is also the very popular Freshwater C of E primary school, as well as a GP surgery and a couple of pharmacies. Within easy walking distance you are spoilt for choice of beaches, with the spectacular Colwell, Freshwater and Totland Bays, all with stunning beaches and hidden coves, chalk cliffs and rocks that jut majestically out to sea. Additionally, 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 the best views of the island.”*

* 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

Matchells

Presented to the market with no onward chain, this generously sized four-bedroom detached character cottage is perfectly positioned on the fringe of Freshwater, just a short walk from the picturesque shores of Colwell Bay. Offering a blend of traditional features and practical living space, the property delivers an appealing lifestyle opportunity in a sought-after coastal setting.

Behind its charming façade, the home opens into a welcoming entrance porch that leads into a spacious dining hall, ideal for both everyday family meals and more formal occasions. From here, the ground floor unfolds into a well-laid-out series of living spaces, including a large, light-filled living room with dual aspect windows and direct access to the rear patio. A feature fireplace adds a focal point, making this room perfect for cosy evenings or relaxed entertaining.

The kitchen and breakfast room is well-equipped with ample fitted storage, workspace, and a freestanding range cooker. A breakfast bar offers casual seating, while a rear door provides easy access to the garden. Adjacent to the kitchen is a useful utility room with space for laundry appliances, and a cloakroom offering additional convenience for guests and family alike.

Upstairs, the property continues to impress with four comfortable double bedrooms, each with its own unique outlook. The principal bedroom is particularly noteworthy, featuring a built-in wardrobe, a walk-through dressing area, and a private en suite with a shower. The other three bedrooms are equally well-proportioned, served by a generous family bathroom with a bath and overhead shower, a vanity unit, and natural light from both a window and a rooflight.

Externally, the cottage enjoys well-maintained and enclosed gardens to the front and rear. The front garden is attractively landscaped with established planting and a selection of seating areas that capture the sun throughout the day, offering delightful views across to Tennyson Down. At the rear, a large patio creates a sheltered and low-maintenance area ideal for dining, entertaining, or simply relaxing. There is also a practical garden store for tools and outdoor equipment.

The property benefits from gated access to a private parking area, which in turn leads to a detached garage equipped with lighting, power, and side access. The entire setting offers a good degree of privacy and seclusion, while remaining within easy reach of the coast and village amenities.

This home is ideally located for those who appreciate coastal living. The beach at Colwell Bay and the renowned "The Hut" restaurant are a short stroll away, while Freshwater village is easily accessible on foot, offering a wide range of facilities including shops, a leisure centre, and healthcare services. For travel to the mainland, the Yarmouth ferry terminal is just minutes away by car, offering frequent sailings to Lymington.

With its spacious layout, character appeal, and enviable position near the sea, this property offers an exceptional opportunity for those seeking a permanent residence or an idyllic island retreat.







Travel Information

1.9 miles from Yarmouth to Lymington Ferry Terminal
16.4 miles from Fishbourne to Portsmouth Ferry Terminal
14.9 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	1.2 miles
Freshwater Bay Golf Club, Freshwater	2.8 miles
West Wight Sports & Community Centre	1.1 miles
1Leisure Medina, Newport	12.6 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	(11.4 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
Ryde Academy, 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 567 331
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

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 New Inn, Shalfleet
Horse & Groom, Ningwood
The Sun Inn, Hulverstone
On The Rocks, Yarmouth

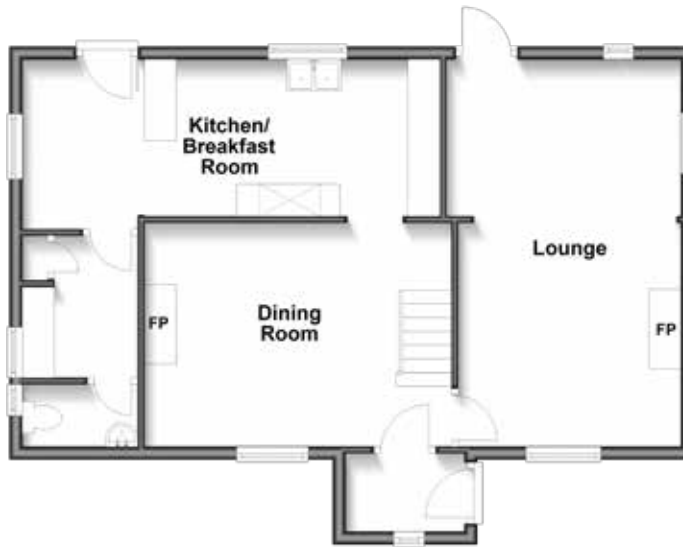
These bars and restaurants are available within a 15-minute drive of this home

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. 64.7 sq. metres (696.5 sq. feet)



GROUND FLOOR

Entrance Porch	
Dining Room	14'9 x 10'5
Lounge	19'8 x 12'1
Kitchen / Breakfast Room	20'9 x 7'9
Utility Room	7'4 x 6'2
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 1	12' x 11'3
Dressing Room	
En-Suite Shower Room	
Bedroom 2	11'5 x 10'9
Bedroom 3	11'6 x 8'9
Bedroom 4	11'7 x 8'5
Family Bathroom	10'5 x 5'6

OUTSIDE

Wrap Around Gardens	
Driveway Parking	
Detached Garage	15'4 x 9'3

First Floor

Approx. 62.2 sq. metres (670.0 sq. feet)



Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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