



Mimosa House
Northclose Road | Bembridge | Isle of Wight | PO35 5XP

Step inside

Mimosa House

This exceptional residence combines spacious living, elegant design, and modern amenities to create an enviable family home. The main house, alongside a self-contained single-storey annex, offers ample accommodation and flexibility, perfect for family living or multi-generational use. Set in a tranquil location, the property is complemented by expansive gardens, a swimming pool, a six person hot tub and two detached double garages, enhancing the overall living experience.

Upon entering the main house, you are greeted by a generous entrance hall with an attractive staircase leading to the first floor. An oak door with glazed panels creates a warm and welcoming entrance. The sitting room boasts a triple aspect, flooding the space with natural light throughout the day. A striking stone open fireplace with a stone hearth and brick inserts serves as the focal point of the room, and double doors open into the sun room. This additional living space, featuring underfloor heating and roof light windows, offers year-round comfort. A single door and a set of double doors open directly onto the natural stone terrace and beautifully landscaped gardens.

The well-appointed breakfast room, with its durable Karndean limed oak effect flooring, is conveniently located off the sun room and has sliding doors that lead out to the garden. An archway connects to the spacious kitchen, designed for both style and functionality. It is equipped with an array of storage cupboards with an attractive granite worktops and integral appliances, including a De Dietrich induction hob with an integrated extractor fan, Miele ovens (a steamer oven, convection oven, and warming drawer), a Norcool Larder pantry fridge, a Quooker boiling tap and separate water filter tap, a built-in waste disposal unit, and an integral Miele dishwasher.

The utility room includes Miele washing machine and dryer, Kinetico water softener, Vaillant boiler, broom cupboard and two storage cupboards (including a large wine rack in one) along with extra wall and base units for storage. It also leads to a rear lobby, with doors to both the front and rear of the property and access to the annex.

The formal dining room, featuring a bay window overlooking the front garden, is finished with elegant Amtico durable flooring, making it a perfect space for entertaining. A door leads to the library, which is currently used as an office, providing a quiet retreat away from the main living areas.

On the first floor, the property boasts four double bedrooms, each with fitted wardrobes. The principal bedroom, along with the second bedroom, benefits from an en-suite bathroom, with the principal en-suite featuring a full suite with both a whirlpool bath and a separate shower enclosure. Both ensuites also include a WC and washbasin with useful vanity units. Bedrooms three and four share a Jack and Jill en-suite, complete with a bath, separate shower enclosure, WC, and washbasin with a vanity unit.

The annex is a self-contained, single-storey living space offering independent accommodation for family or guests. The spacious lounge is flooded with light from dual-aspect windows and doors that open into the conservatory, providing a view of the beautifully landscaped garden. The double bedroom is fitted with wardrobes, and the bathroom includes a bath, WC, and washbasin. The well-equipped kitchen features wall and base units, an inset stainless steel sink and drainer with fitted waste disposal, two large storage cupboards, an AEG electric oven, gas hob, freestanding Bosch dishwasher, and a washer/dryer. The annex also has its own independent boiler.

Outside, the property is further enhanced by two detached double garages, both with power and light and electric doors and a carport, complete with an EV charger for modern convenience. Solar panels with a storage battery contribute to the property's energy efficiency. The swimming pool, heated by an air-source heat pump, is positioned to the rear of the garage, surrounded by mature hedging for privacy. A large Lushington summer house provides a pool house, and a separate WC serve the pool area. The large wraparound terrace includes a hot tub, sheltered by a pergola, ensuring a private and relaxing space.

The expansive grounds also feature a Hartley greenhouse, sheds, and a summerhouse, as well as a large lawn area that offers the potential for a tennis court. This outstanding property seamlessly combines space, style, and versatility, making it a truly exceptional family home.





Seller Insight



We purchased the property in 2003, for our retirement to Bembridge.

We then proceeded to extensively renovate the house with low maintenance in mind, including new double glazed windows. We had the garden completely landscaped, giving us a wonderful home to entertain our family and friends.

*Regretfully, being in our mid-eighties, it is now time to downsize!"**

* 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.







Travel Information

9.2 miles from Fishbourne to Portsmouth Ferry Terminal
13.9 miles from East Cowes to Southampton Ferry Terminal
21.2 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. Bembridge is served by Route 8 Bus Service to Ryde and Newport. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Sandown & Shanklin Golf Club, Sandown	5.4 miles
Bembridge Bowling Club, Bembridge	0.2 mile
Bembridge Sailing Club, Bembridge	0.7 miles
Yaverland Sailing & Boat Club, Yaverland	3.9 miles
Brading Haven Yacht Club, Brading	1.4 miles

Healthcare

Doctors Surgeries	
Bembridge Surgery, Bembridge	01983 871828
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Ryde Esplanade Surgery, Ryde	01983 618388

General Hospitals
St Mary's Hospital, Parkhurst Road, Newport – 12.3 miles
(01983 822099)

Education

Primary Schools:
Windmills Pre-School, Bembridge
Bembridge Primary School, Bembridge
Brading CE Primary School, Brading
St Helens Primary School, St Helens
Nettlestone Primary School, Nettlestone
The Bay CE Primary School, Sandown

Secondary Schools/Colleges:
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine's, Grove Road, Ventnor

01983 873575
01983 872668
01983 407217
01983 872442
01983 613171
01983 403284

01983 403284
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
Little Fox's, Bembridge
Crab & Lobster Inn, Bembridge
The Village Inn, Bembridge
The Birdham, Bembridge
Barbosa, Bembridge
The Vine, St Helens
Baywatch on the Beach, St Helens
Ganders Restaurants, St Helens
Yarbridge Inn, Yarbridge
Culver Haven, Culver Down

These bars and restaurants are available within a 10-minute drive of this home

Local Attractions / Landmarks

St Helens Fort – The Solent
Bembridge Windmill - Bembridge
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Bembridge Fort – Culver Down
Amazon World Zoo – Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Quarr Abbey - Binstead

Ground Floor
Approx. 204.5 sq. metres (2200.7 sq. feet)



GROUND FLOOR

Entrance Hallway	
Cloakroom	6'4 x 5'6
Sitting Room	22'3 x 13'11
Sun Room	10'11 x 9'6
Breakfast Room	11'11 x 9'8
Kitchen	14'4 x 11'11
Dining Room	14'4 x 11'10
Library / Study	11'9 x 9'4
Utility Room	10'7 x 9'5
Inner Lobby	

ANNEX

Annex Hallway	
Annex Bathroom	7'11 x 7'3

Annex Kitchen	11'9 x 10'2
Annex Bedroom	13'11 x 11'8
Annex Lounge	17'10 x 11'10
Annex Conservatory	12'9 x 8'6

FIRST FLOOR

Landing	
Bedroom 1	15'10 x 11'4
En-Suite Shower / Bathroom	
Bedroom 2	15'8 x 10'7
En-Suite Shower Room	
Bedroom 3	15'4 x 12'
Jack & Jill Bathroom	
Bedroom 4	14'4 x 11'11

First Floor
Approx. 103.7 sq. metres (1115.9 sq. feet)



Outbuilding
Approx. 30.5 sq. metres (328.8 sq. feet)



Outbuilding
Approx. 30.5 sq. metres (328.8 sq. feet)



OUTBUILDING

Double Garage 1	19'5 x 18'10
Double Garage 2	20'8 x 20'2

OUTSIDE

Front Garden
Gated Driveway
Rear Garden
Covered Hot Tub
Summer House
Greenhouse
Pool House
Car Port

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

