



Hill Farm Cottage
Hill Top | Newchurch | Isle of Wight | PO36 0NU

Seller Insight

“ We chose to live here, firstly due to the fact there are so many 'off lead' walks for our dogs. We are approximately 20 minutes' walk from Alverstone old school hall, which has a host of events to suit everybody. We love that it is a thriving community, yet so close to the beach, local shops, doctors' surgery, dentist etc. Our garden is in the midst of natural wildlife – birdsong, squirrels and regular visits from Mr Fox!”*



* 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

Hill Farm Cottage

Tucked away at the end of a peaceful farm track, this charming, detached residence offers a rare opportunity to enjoy rural tranquility with the convenience of nearby village amenities. Set in the midst of lush gardens and enjoying a desirable south-facing aspect, the property captures sweeping views of the surrounding countryside and provides a private haven of comfort and character. Despite its idyllic seclusion, the popular village of Newchurch—home to a primary school, a welcoming local pub, and a historic church—is within easy walking distance, making this an ideal choice for those seeking serenity without isolation.

The house has been tastefully improved and thoughtfully extended over the years, blending traditional character with modern practicality. It features four bedrooms, including a spacious principal suite with en suite facilities and stunning views across the fields. Each bedroom benefits from double glazing and central heating, while large windows frame the ever-changing rural landscape, creating a light and welcoming atmosphere throughout the home.

The versatile layout includes two comfortable reception rooms and a large, bright conservatory, offering an ideal space for relaxing or entertaining while enjoying uninterrupted garden views. A characterful sitting room with a beamed ceiling and a brick fireplace with a solid fuel log burner forms the heart of the home, creating a warm and inviting retreat for the cooler months. Adjacent to this, a separate study/office makes working from home not just possible but thoroughly enjoyable, with views to inspire and space to focus.

The well-appointed kitchen is both functional and charming, with ample storage, quality appliances including a built-in double oven and ceramic hob, and direct access to a dining area that opens out onto the garden through French doors. A handy downstairs cloakroom with shower, generous porch, ensure the home is as convenient as it is attractive.

Upstairs, the principal bedroom offers built-in wardrobes and dual-aspect windows that flood the space with natural light. Three further bedrooms, all with countryside views, share a family bathroom complete with full tiling, a paneled bath, and shower attachment.

Outside, the property truly comes into its own. Expansive lawns, mature trees, flower borders, and a large patio area invite you to enjoy outdoor living throughout the seasons. A gravel driveway offers ample parking for several vehicles, as well as the addition by the current owners, of a large, detached timber double garage. A garden shed and thoughtfully placed boardwalk complete the outdoor space.

This property presents an exceptional lifestyle opportunity for those seeking peace, space, and charm in equal measure. With room for family life, creative pursuits, or simply a quiet retreat in nature, this rural gem invites you to experience countryside living at its most inviting. A viewing is essential to fully appreciate all it has to offer.







Travel Information

6.9 miles from Fishbourne to Portsmouth Ferry Terminal
10.4 miles from East Cowes to Southampton Ferry Terminal
15.8 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. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

1Leisure Medina, Sandown	3.5 miles
Sandown & Shanklin Golf Club, Sandown	2.5 miles
Rookley Country Park Fishing, Rookley	6.3 miles
Shanklin Cricket Ground, Shanklin	4.2 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshill	01983 840625

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	6.8 miles 01983 822099

Education

Primary Schools	
Arreton St Georges C of E Primary School, Arreton	01983 528429
Godshill Primary School, Godshill	01983 840246
Newchurch Primary School, Newchurch	01983 865210
St Blasius C of E Primary School, Shanklin	01983 862444
Gatten & Lake Primary School, Shanklin	01983 869910
Broadlea Primary School, Lake	01983 402403

Secondary Schools/Colleges:

The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Ryde Academy, Ryde	01983 567331
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

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

Entertainment

The Pointer Inn, Newchurch
The Garlic Farm Shop & Restaurant, Newchurch
The White Horse, Whitwell
Griffin, Godshill
The Fighting Cocks, Arreton
Dairyman's Daughter, Arreton
The White Lion, Arreton
Chequers Inn, Rookley
Hare & Hounds, Downend
Merrie Gardens, Lake

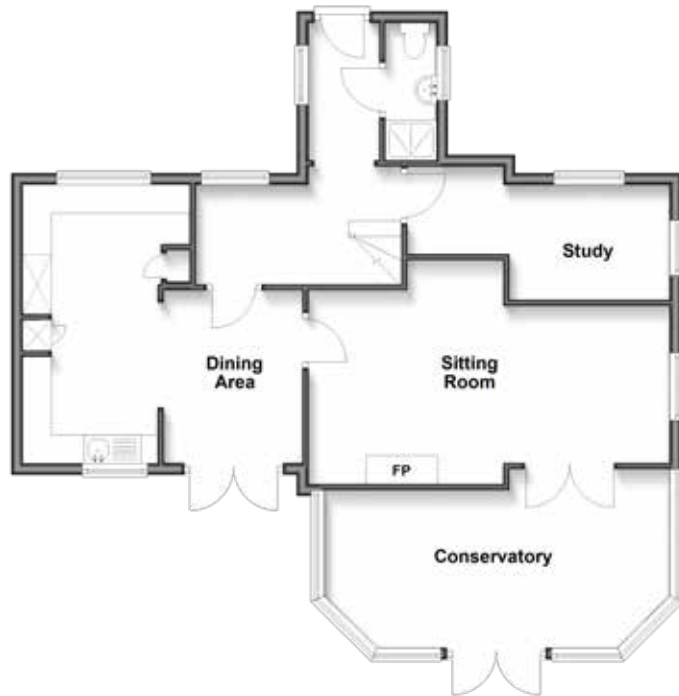
These bars and restaurants are available within a 15-minute radius of this home

Local Attractions / Landmarks

Model Village – Godshill
Appuldurcombe House - Wroxall
Bembridge Windmill - Bembridge
Donkey Sanctuary - Wroxall
The Wildheart Animal Sanctuary - Sandown
Garlic Farm - Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch
Robin Hill Country Park - Downend

Ground Floor

Approx. 80.1 sq. metres (861.7 sq. feet)



GROUND FLOOR

Entrance Hallway

Shower Room

Study

Dining Area

Kitchen

Sitting Room

Conservatory

14'9 maximum x 6'6 maximum

7'10 x 7'10

15'10 x 7'7

20'4 x 11'8

19' x 10'2

FIRST FLOOR

Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

14'6 x 9'

9'7 x 8'11

9'7 x 6'7

8'10 x 6'6 plus 7'1 x 4'5

OUTSIDE

Front Garden

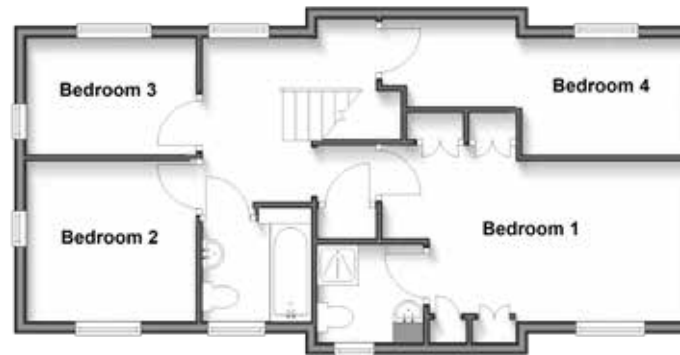
Driveway Parking

Double Garage

Rear Garden

First Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	54 E
21-38	F		
1-20	G		

Council Tax Band: E
Tenure: Freehold

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

