



Granfers
Southdown Lane | Chale | Isle of Wight | PO38 2LJ

FINE & COUNTRY

Seller Insight

“The parish of Chale stretches along the south coast of the island and inland along a sheltered central valley to Chale Green. It is classified as an Area of Outstanding Natural Beauty (AONB), heritage coast and site of special scientific interest. The long boundary with the sea offers stunning views to the Needles, Tennyson downs and beyond, and the unspoilt wildness is widely considered a gem of the Isle of Wight landscape. What better way to enjoy this breathtaking landscape than along one of the many footpaths that abound this area.

This wonderful property is within easy distance of the renowned White Mouse Inn, which was once a favourite amongst both Royalty and smugglers alike, and now offers unrivalled views with great food and drink. A short drive will take you to the village of Niton, where you'll find great pubs, cafés and two convenience stores – one of which has a post office, as well as a GP surgery and pharmacy, plus a highly sought after primary school and nursery.*

* 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

Granfers

Nestled within an Area of Outstanding Natural Beauty, this enchanting five-bedroom thatched stone cottage offers a rare opportunity to acquire a character-filled residence steeped in history and surrounded by breathtaking scenery. Originally dating back to the 18th century, this quintessential English cottage was sympathetically extended in the 1970s by the esteemed island craftsmen Buckets and Son. Their thoughtful approach seamlessly blended traditional charm with increased living space, tripling the home's footprint and enhancing its orientation to capture the stunning south-westerly views across open fields, rolling countryside, and the dramatic Isle of Wight coastline.

From the moment you arrive, the property exudes rustic elegance and timeless appeal. The original stonework and thatched roof are complemented by mature gardens that wrap around the home, offering both privacy and picturesque outlooks. The extension was carefully designed to maximise natural light and showcase the surrounding landscape, with the English Channel and, on clear days, Freshwater Bay visible from key vantage points.

The ground floor is generously proportioned, ideal for both relaxed living and entertaining. The triple-aspect sitting room is a highlight, featuring a beautiful stone fireplace and French doors that lead to a secluded terrace—perfect for al fresco dining or sunset watching. The adjoining kitchen/breakfast room offers a bright, sociable space, while a separate utility room provides functional support for day-to-day living. Exposed beams and heritage features lend warmth and character to the formal dining room, and a quiet study offers a serene work-from-home environment. Concluding the ground floor accommodation is a bathroom and additional shower room and wc.

Upstairs, the property is cleverly arranged via two separate stairwells, comprising four well-appointed bedrooms. The principal and second bedrooms enjoy sweeping coastal and countryside views, creating restful retreats that change with the seasons. A dedicated dressing room, a spacious family bathroom, and a substantial storage room further enhance the practicality and comfort of the home.

The grounds are equally impressive. Set within approximately 3.43 acres, the property includes a large paddock—previously used for horses—providing ample space for equestrian pursuits or hobby farming. A timber chalet, outdoor swimming pool, and detached single garage add versatility and lifestyle appeal, while the established gardens, bordered by a quiet country lane and open farmland, offer year-round colour and seclusion.

This is more than a home; it's a lifestyle—an idyllic blend of heritage, space, and natural beauty. Whether you're seeking a permanent residence, a countryside escape, or a home with potential for holiday letting, this rare gem offers endless possibilities in one of the most scenic and serene corners of the island.

Early viewing is highly recommended to fully appreciate the charm, character, and potential of this unique property.







Travel Information

13.8 miles - East Cowes to Southampton Ferry Terminal
13.2 miles - Fishbourne to Portsmouth Ferry Terminal
12.7 miles - 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

Ventnor Golf Club, Ventnor	7.4 miles
1Leisure Medina, Newport	9.3 miles
Ventnor Tennis Club, Ventnor	7.6 miles
West Wight Sports Centre, Freshwater	11.2 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Niton	01983 730257
Ventnor Medical Centre, Ventnor	01983 852787
Grove House Surgery, Ventnor	01983 852427

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	9.6 miles 01983 822099

Education

Primary Schools	
St Francis Catholic and C of E Primary Academy, Ventnor	01983 857449
Godshill County Primary School, Godshill	01983 840246
Niton Primary School, Niton	01983 730209
Wroxall Primary School, Wroxall	01983 852290

Secondary Schools/Colleges:	
The Island Free School, Ventnor	01983 857641
Carisbrooke College, Newport	01983 524651
Christ the King Upper College, Newport	01983 53707
The Bay School, Sandown	01983 403284
Island Innovations V1 Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01983 526631

Learning Assisted Schools:	
Medina House, Newport	01983 522917
St Catherines, Grove Road, Ventnor	01983 852722

Entertainment

The Buddle Inn, Niton
White Horse, Whitwell
White Lion, Niton
Wight Mouse Inn, Chale
The Crown Inn, Shorwell
The Taverners, Godshill
The Hambrough, Ventnor
The Royal Hotel Ventnor
The Met, Esplanade, Ventnor
The Spyglass Inn, Esplanade, Ventnor

Local Attractions / Landmarks

St Catherine's Lighthouse, Niton
Carisbrooke Castle, Newport
Osborne House, East Cowes
Model Village, Godshill
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, nr Arreton
Appuldurcombe House, Wroxall
Ventnor Botanic Gardens, Ventnor
Blackgang Chine Theme Park, Chale
Alum Bay Theme Park
Wildheart Animal Sanctuary, Sandown
The 'Old Village', Shanklin



SPLIT LEVEL GROUND FLOOR

Entrance Porch
Hallway
Shower Room
Utility Room 16'2 x 5'2
Kitchen 17'10 x 9'4
Breakfast Area 8'9 x 6'11
Sitting Room 19'7 x 16'3
Dining Room 14'4 x 12'
Rear Porch
Office/Bed 5 12'2 x 11'9
Lobby
Bathroom

FIRST FLOOR

Landing
Bedroom 1 13'9 x 10'10
Dressing Room 8'4 x 6'4
Family Bathroom 7'11 x 7'10
Bedroom 2 11'5 x 9'5
Store Room 12'5 x 7'
Bedroom 3 12'2 x 11'5
Bedroom 4 12'2 x 10'7

OUTSIDE

Front Garden
Driveway Parking
Garage
Rear Garden
Swimming Pool
Chalet
Field / Paddock

EPC Exempt
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

