



Hill Cottage  
Main Road | Havenstreet | Isle of Wight | PO33 4DP

# Seller Insight

“ When we were contacted by the estate agents we couldn't believe our luck; having been sold then came back on the market fortuitously for us and after one visit we put in an offer which was accepted there and then.

Since then, we have loved living in this warm and comfortable home with its exceptionally sunny disposition. Our grandson loves coming to his big house! The extension helped our home to flow more naturally for us.

The village has been so friendly and welcoming, we will be sorry to leave our friends. In an ideal world we could pick up Hill Cottage and place it where we wish to move to.”\*

\* 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 Cottage

Nestled in the heart of the charming village of Havenstreet, this home is a truly exceptional period property that blends timeless character with contemporary luxury. Constructed nearly 200 years ago from local stone and originally built as workers' cottages for the historic Fleming Estate, this striking home has served many roles throughout its life—including time as a wheelwright's cottage and a village inn—before being transformed into the beautifully appointed family residence it is today. Positioned proudly on the corner of Main Road and Church Road, this double-fronted home offers generous proportions, immaculately finished interiors, and an elegant yet practical layout tailored to modern living.

The home has been extensively upgraded in recent years, with no detail overlooked. Key updates include brand-new exterior windows and doors, a newly installed boiler and radiators, and the addition of a spectacular kitchen and utility room within a thoughtfully designed extension. The ground floor flows effortlessly through a series of welcoming and versatile spaces, including a spacious entrance hall, an open-plan living and sitting room filled with natural light, and a flexible study/snug area with French doors opening to the garden. The stunning kitchen is the heart of the home, featuring a vaulted ceiling with skylights, stylish cabinetry, a large island, and high-end appliances, all underpinned by underfloor heating. Completing the ground floor are a practical utility room and a stylish cloakroom.

Upstairs, the first floor continues the home's blend of period charm and modern comfort. The principal bedroom enjoys panoramic views over the treetops of Firestone Copse, while two further well-proportioned bedrooms offer lovely outlooks over the gardens and surrounding countryside. The family shower room has been tastefully refurbished with elegant tiling, a large walk-in shower, and quality fittings throughout.

Outside, the cottage is equally impressive. A wide gravel driveway behind traditional wooden gates offers ample parking, while the landscaped gardens wrap around the property to provide both sunny and shaded spots for outdoor relaxation. Stone terraces on either side of the home are perfect for al fresco dining and entertaining, and the elevated lawn leads to a picturesque summer house—an ideal retreat for peaceful afternoons.

Set within an Area of Outstanding Natural Beauty, Havenstreet offers the quintessential village lifestyle, with the beloved White Hart Inn, heritage steam railway, and scenic walking trails all just moments away. Despite its rural setting, Hill Cottage enjoys convenient access to the vibrant coastal town of Ryde, with its boutique shops, schools, beaches, and high-speed mainland links. With its rich history, stunning presentation, and enviable location, Hill Cottage presents a rare opportunity to own a truly special home in one of the Isle of Wight's most desirable villages.











**Travel Information**

2.5 miles from Fishbourne to Portsmouth Ferry Terminal  
6.4 miles from East Cowes to Southampton Ferry Terminal  
14.3 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Royal Victoria Yacht Club, Fishbourne	2.6 miles
Ryde Golf Club, Ryde	2.4 miles
1Leisure The Heights, Sandown	7.2 miles
Bembridge Sailing Club, Bembridge	7.6 miles

**Healthcare**

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Ryde Esplanade Surgery, Ryde	01983 618388
Tower House Surgery, Ryde	01983 817200

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	5.3 miles 01983 822099

**Education**

Primary Schools  
Haylands Primary School, Ryde  
Oakfield Primary School, Ryde  
Dover Park Primary School, Ryde  
Bembridge Primary School, Bembridge  
Brading CE Primary School, Brading  
Newchurch Primary School, Newchurch  
Nettlestone Primary School, Nettlestone  
The Bay CE Primary School, Sandown

Secondary Schools/Colleges:  
Ryde Academy, Ryde  
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 563372  
01983 563732  
01983 562617  
01983 872668  
01983 407217  
01983 865210  
01983 613171  
01983 403284

01983 567331  
01983 403284  
01983 524651  
01983 537070  
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01983 562229  
01983 522886  
01982 526631

01983 522 917  
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01983 852722

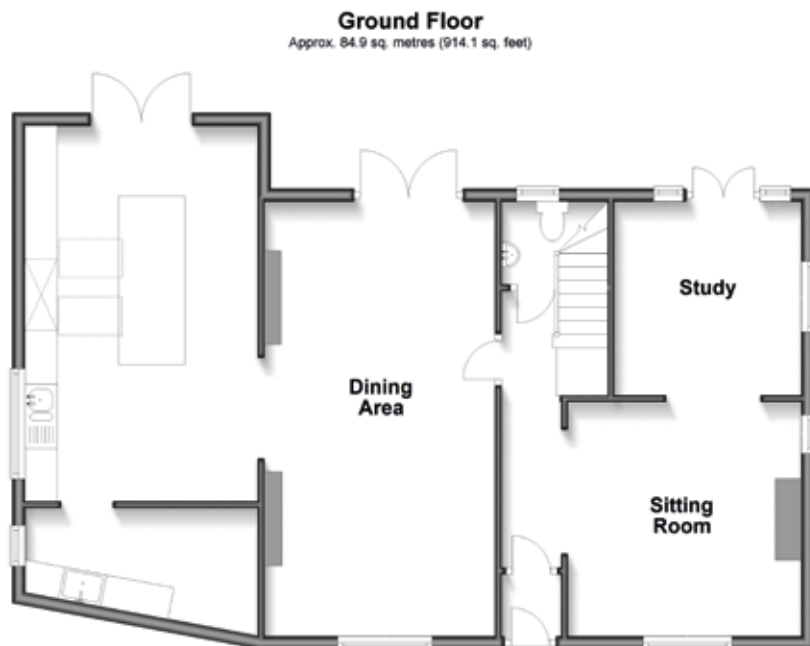
**Entertainment**

Restaurants / Bars  
The White Hart, Havenstreet  
The Vine, St Helens  
Baywatch on the Beach, St Helens  
Solent View Bar & Kitchen, St Helens  
Ganders Restaurants, St Helens  
The Old Fort, Seaview  
The Boathouse, Seaview  
Little Fox's, Bembridge  
Yarbridge Inn, Yarbridge

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

**Local Attractions / Landmarks**

St Helens Fort – The Solent  
Bembridge Windmill - Bembridge  
The Wildheart Animal Sanctuary - Sandown  
Sandown Pier - Sandown  
Dinosaur Isle - 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

Entrance Hall	
Sitting Room	15'5 x 11'9
Study	9'10 x 9'4
Cloakroom	
Dining Area	22'3 x 11'9
Kitchen	19'2 x 11'10
Utility Room	11'10 x 5'5

#### FIRST FLOOR

Landing	
Bedroom 1	12'5 x 12'
Bedroom 2	11'1 x 9'11
Bedroom 3	11'11 x 7'11
Shower Room	

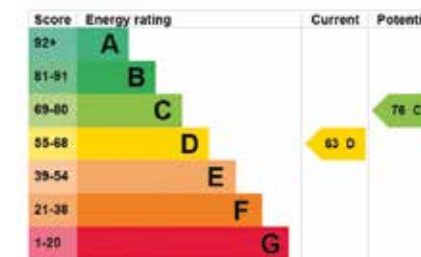
#### OUTSIDE

Driveway Parking  
Rear Garden  
Summerhouse

**First Floor**  
Approx. 47.3 sq. metres (509.0 sq. feet)



Council Tax Band: D  
Tenure: Freehold



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