



Price

£895,000
Freehold

Holgate Lane, Seaview, Isle of Wight, PO34

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5.5 miles from Fishbourne to Portsmouth Ferry
10.1 miles from East Cowes to Southampton Ferry
3.1 miles from Ryde Catamaran & Hover Travel

This exceptional home combines architectural individuality with practical family living, all within a peaceful yet well-connected location, just minutes from the vibrant heart of Seaview and its beautiful beaches.



Detached character house enveloped in
pretty gardens

Beautiful period features throughout

Stunning octagonal dining room and
separate lounge

Garden room with adjacent breakfast
room and garden views

Private driveway, car port and detached
garage

Easy access to the village and beach





This enchanting 18th-century character home is nestled at the end of a private driveway near the sought-after village of Seaview, set on 0.59 acres of mature, secluded grounds. Originally built in 1780 with extensions in 1824 and the 1980s, the property seamlessly blends historic charm with modern living. A standout feature is the octagonal formal dining room with soaring ceilings, ideal for entertaining, while a matching octagonal room below serves as a fourth bedroom or potential private annex with its own bathroom and entrance.

Spread across three floors with split levels, the home offers privacy and tranquility, perfect for families or multi-generational living. The four double bedrooms are strategically placed in different parts of the house, ensuring quiet and comfort. Upon entering, a spacious hallway leads to a dual-aspect sitting room flooded with natural light, enhanced by a wood-burning stove with a Welsh slate hearth and limestone mantle.

The main hallway also provides access to

a cloakroom and staircases leading to bedrooms, including a master suite with a luxurious Jack and Jill bathroom featuring both a bath and shower. The heart of the home is a bright breakfast room that flows into a well-equipped kitchen, designed with ample storage and workspace. An adjoining utility room adds convenience, and a large garden room offers a peaceful spot to enjoy garden views.

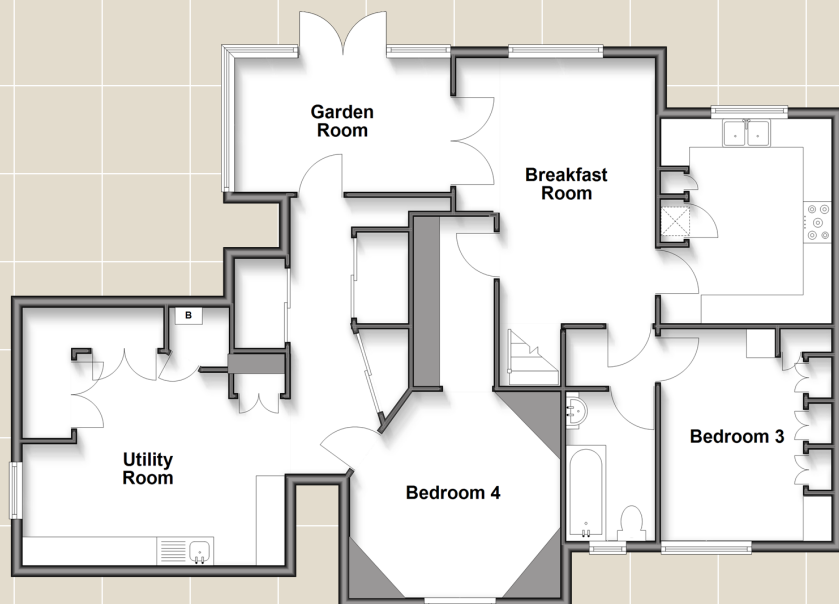
Bedrooms three and four, along with a stylish family bathroom, are located near the breakfast area, with bedroom four offering flexibility as a guest suite, home office, or annex. Outside, the manicured gardens, mature trees, and ample parking create a private, serene environment ideal for outdoor living. This unique home combines period architecture and practical family living, just minutes from Seaview's beaches and amenities, balancing rural charm with modern convenience.

What the owner says...

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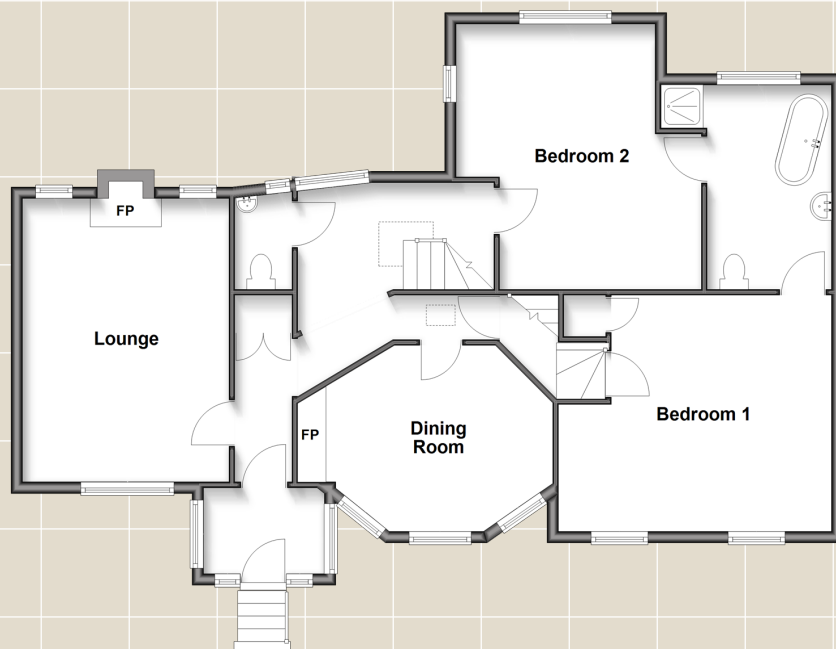
Split Level Ground Floor

Approx. 104.2 sq. metres (1121.1 sq. feet)



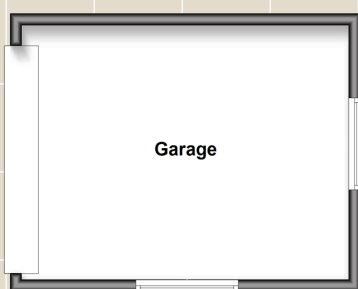
Split Level First Floor

Approx. 98.5 sq. metres (1060.4 sq. feet)



Outbuilding

Approx. 25.7 sq. metres (276.8 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ
isleofwight@fineandcountry.com

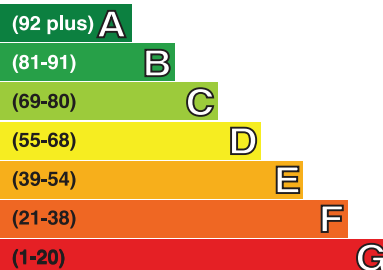
London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
63	77