



Mill Cottage
Bagwich Lane | Godshill | Isle of Wight | PO38 3JY

SELLER INSIGHT

“ I fell in love with Mill Cottage due to the location. A sleepy, quiet lane with fields on every side.

The gardens are abundant with butterflies, dragonflies, birds and a resident red squirrel.

In the summer the house is cool and warm in the winter. It has been a perfect entertainment space indoors and out for all my family and friends.

It's been my favourite home and it's very hard to let go.*



* 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

Mill Cottage

Nestled along a quiet rural lane just a short distance from the sought-after village of Godshell, this charming, detached stone cottage offers an idyllic balance of country living and convenient access to village amenities. Set within a generous and private plot, the property exudes timeless appeal with its traditional stone construction, period features, and characterful interiors that immediately capture the essence of a quintessential English home.

On entering through the porch, you are welcomed into the impressive main reception room, a spacious sitting and dining area that serves as the true heart of the house. Exposed beams, deep-set windows, and thick stone walls create a warm and authentic atmosphere, while the striking stone fireplace with a log-burning stove provides both a focal point and a sense of homeliness. The proportions of this room allow for versatile layouts, offering plenty of space for family gatherings or entertaining guests, while still retaining the cosy ambience expected from a period property.

The kitchen continues the country cottage theme with thoughtfully chosen fitted units and a tiled floor, making it both practical and inviting. It provides ample room for a breakfast table, lending itself to informal dining and everyday use. Flowing from here, a light-filled conservatory extends the living space, overlooking the garden and offering the perfect spot to enjoy a morning coffee or create a relaxed dining area with an attractive outlook.

Upstairs, the principal bedroom is a delightful retreat, enhanced by double-aspect windows that capture charming views across the surrounding countryside and the property's gardens. Practical fitted wardrobes stretch across one wall, incorporating a central dressing table, while the en-suite shower room completes this private sanctuary. Two further double bedrooms are generous in size, each full of natural light, and they are complemented by a family bathroom featuring a bath with shower over and a separate cloakroom for convenience.

The cottage is approached via a driveway that provides ample parking along with the benefit of a carport, while a pretty courtyard-style garden at the front sets a welcoming tone. The grounds extend predominantly to the rear and side, where sweeping lawns are framed by mature hedges and trees, creating a secluded and tranquil setting. The size of the garden makes it particularly appealing for families, with space for children to play or pets to roam freely. A large patio with a covered seating area provides an ideal spot for outdoor dining, summer barbecues, or simply relaxing in the sunshine. In addition, a substantial workshop store offers excellent storage or scope for hobby use.

While the property is tucked away in a peaceful rural position, it remains within easy reach of Godshell, where residents can enjoy an array of local pubs, restaurants, tearooms, and shops catering for everyday needs. The village also provides a regular bus service and a well-regarded primary school, making it a convenient choice for families. Combining historic charm with generous gardens and a highly desirable location, this beautiful stone cottage represents a rare opportunity to acquire a characterful home in one of the Isle of Wight's most picturesque settings.







Travel Information

8.9 miles from Fishbourne to Portsmouth Ferry Terminal
10.3 miles from East Cowes to Southampton Ferry Terminal
14.7 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 The Heights, Sandown – 6.7 miles
Sandown & Shanklin Golf Club, Sandown – 7.3 miles
Rookley Country Park Fishing, Rookley – 2 miles
Newport Cricket Club, Newport – 3.8 miles
Newport Golf Club, Newport – 5.2 miles

Healthcare

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

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport – 6.1 miles
(01983 822099)

Education

Primary Schools
Godshill Primary School, Godshill – 01983 840246
Gatten & Lake Primary School, Shanklin – 01983 869910
St Blasius C of E Primary School, Shanklin – 01983 862444
The Bay School Primary, Sandown – 01983 403284
Newchurch Primary School, Newchurch – 01983 865210

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
Medina College, Newport – 01983 861 222
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

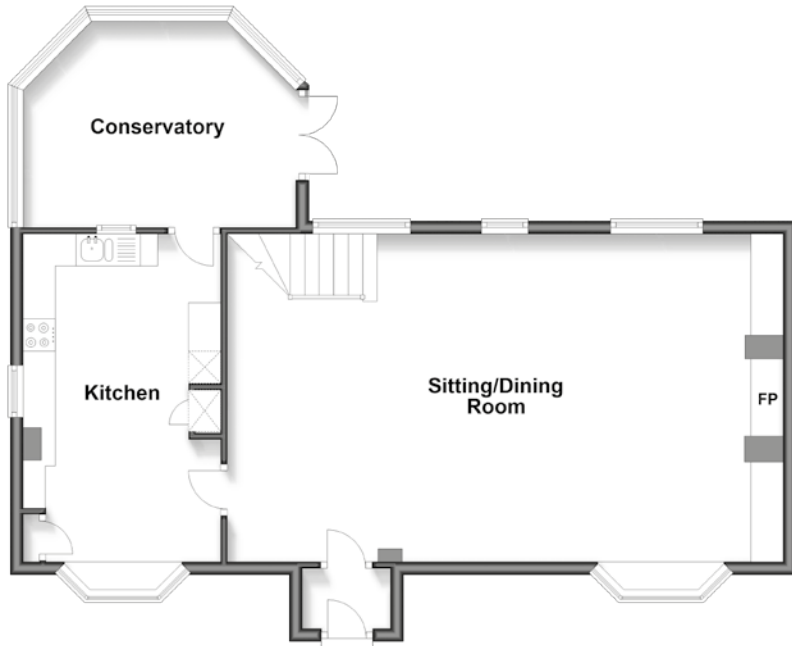
Restaurants / Bars
The Taverners, Godshill
Griffin, Godshill
Thai Journey Restaurant, Godshill
The Fighting Cocks, Arreton
Chequers Inn, Rookley
The Crab, Shanklin
The Pointer Inn, Newchurch
The White Horse, Whitwell
Dairyman's Daughter, Arreton
Hare & Hounds, Downend

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

Ground Floor
Approx. 75.2 sq. metres (809.1 sq. feet)



First Floor
Approx. 60.4 sq. metres (650.0 sq. feet)



GROUND FLOOR

Entrance Porch	
Sitting / Dining Room	28'4 x 16'7
Kitchen	16'4 x 11'1
Conservatory	14'1 x 11'1

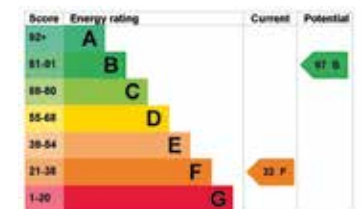
FIRST FLOOR

Landing	
Bedroom 1	16'10 x 12'11
En-Suite Shower Room	12'3 x 3'3
Bedroom 2	11'4 x 9'4
Bedroom 3	10'4 x 9'9
Bathroom	5'11 x 5'11
Cloakroom	

OUTSIDE

Front Garden
Off Road Parking
Carport
Rear Garden

Council Tax Band: F
Tenure: Freehold



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