



Bowlings
Bedbury Lane | Freshwater | Isle of Wight | PO40 9PD

SELLER INSIGHT

“ We have lived at Bowlings for 16 years and have loved every minute of our time here. The location is wonderful: Freshwater Bay, Tennyson Down, Farringford House and gardens, and Orchards – the well-stocked local shop – are all just a short walk away. The village centre is easily reached on foot, and Yarmouth is also accessible via a scenic footpath that follows the beautiful River Yar estuary. There are superb walks over Tennyson Down to the Needles, offering breathtaking views across the Solent and the English Channel.

The house enjoys a lovely sense of privacy, set back from the lane with mature trees and hedging along the boundaries. To the rear there are far-reaching views over Afton Down, while to the front the fields of Farringford House create an attractive outlook.

We also treasure the regular visits from red squirrels and the wide variety of birds in the garden – a delightful extra gift of living here.*

* 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

Bowlings

Set within an impressive plot of approximately 0.6 acres, this beautifully presented detached family home offers generous accommodation, extensive gardens and a sense of privacy rarely found. Approached via a large, gravelled driveway providing ample off-road parking, the property is surrounded by mature grounds that wrap elegantly around the house, creating a tranquil and welcoming setting.

The home was completely remodelled and refurbished around 15 years ago, resulting in a thoughtfully designed interior that combines modern comfort with practical family living. At the heart of the house lies a stunning kitchen and dining room, finished to a high standard and fitted with quality Miele appliances, including an induction hob, oven and warming drawer. Abundant work surfaces and well-planned wall and base units provide excellent storage, while the generous layout comfortably accommodates a family-sized dining table, making this a natural hub for both everyday life and entertaining.

Double doors lead directly from the kitchen into a delightful conservatory; an inviting space filled with natural light and offering picturesque views across the gardens. This area is ideal for summer dining, relaxing with a book or enjoying the changing seasons in comfort.

On entering the property, a substantial entrance porch immediately sets the tone, offering a sense of space and practicality with fitted cupboards for coats and shoes. The main sitting room spans the full depth of the house and is a superb triple-aspect room, flooded with light throughout the day and providing a versatile and welcoming environment for family gatherings or quieter evenings at home.

Further ground-floor accommodation includes a large utility room with sink and plumbing for appliances, a spacious boiler room, and a conveniently located cloakroom, ensuring the home is as functional as it is stylish.

The first floor is accessed via a beautifully light galleried landing, leading to three well-proportioned double bedrooms. The second bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by an equally contemporary family bathroom.

Outside, the grounds have been thoughtfully arranged, with formal lawns, established borders, and a variety of shrubs and trees creating year-round interest. A lower tier of the garden features a large workshop and extensive vegetable plots, perfect for those with a passion for gardening or outdoor projects.

Located on the outskirts of the sought-after Freshwater Bay, this exceptional home enjoys immediate access to scenic coastal and countryside walks, offering a wonderful balance of rural charm, coastal beauty and comfortable modern living.







Travel Information

3.3 miles from Yarmouth to Lymington Ferry Terminal
17.1 miles from Fishbourne to Portsmouth Ferry Terminal
15.4 miles from West Cowes to Southampton 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

The West Bay Club & Spa, Freshwater	2.2 miles
Freshwater Bay Golf Club, Freshwater	0.9 miles
West Wight Sports & Community Centre	0.9 miles
1Leisure Medina, Newport	12.7 miles

Healthcare

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
South Wight Medical Practice, Brighstone	01983 740219

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	11.9 miles (01983 822099)

Education

Primary Schools
Brighstone C of E Primary School, Brighstone
Shalfleet C of E Primary School, Shalfleet
Freshwater & Yarmouth C of E Primary School, Freshwater
St Saviour's R C Primary School, Totland
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges

Ryde Academy, Ryde
Christ The King Upper College, Newport
Carisbrooke College, Newport
Ryde with Upper Chine School, Ryde
Island Innovation VI Form Campus, Newport
Isle of Wight College

Learning Assisted Schools:

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherine's, Grove Road, Ventnor
Isle of Wight College, Newport

01983 740285
01983 760269

01983 760345
01983 752175
01983 755287

01983 567 331
01983 537070
01983 861222
01983 562295
01983 522886
01982 526631

01983 522917
01983 524634
01983 852722
01982 526631

Entertainment

Restaurants / Bars
The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay
The Vine Inn, Freshwater
The Hut, Freshwater
Three Bishops Inn, Brighstone
The Cow, Yarmouth
The Crown Inn, Shorwell
The Sun Inn, Hulverstone
On The Rocks, Yarmouth

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

Local Attractions / Landmarks

Blackgang Chine - Blackgang
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
St Catherine's Oratory - Niton
The Needles Landmark Attraction – Alum Bay
Carisbrooke Castle – Carisbrooke
Appuldurcombe House - Wroxall
Isle of Wight Pearl Centre – Brighstone
Dimbola Museum and Galleries & Tea Room – Freshwater

Ground Floor
Approx. 97.9 sq. metres (1054.1 sq. feet)



GROUND FLOOR

Entrance Porch	11'6 x 4'11
Hallway	
Cloakroom	
Sitting Room	19'11 x 11'11
Kitchen / Dining Room	19'2 x 13'6
Conservatory	12'9 x 12'1
Utility Room	14'10 x 10'
Boiler Cupboard	

FIRST FLOOR

Galleried Landing	
Bedroom 1	15' x 9'9
Bedroom 2	13'8 x 8'11
En-Suite Shower Room	
Bedroom 3	11'11 x 9'9
Family Bathroom	

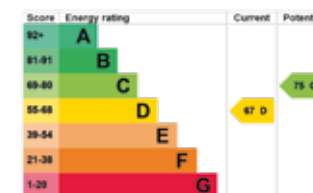
OUTSIDE

Front Garden
Driveway Parking
Rear Garden
Workshop

First Floor
Approx. 58.5 sq. metres (629.6 sq. feet)



Council Tax Band: E
Tenure: Freehold



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