



Larchwood
Uplands Road | Totland Bay | Isle of Wight | PO39 0DZ

SELLER INSIGHT

“ We have enjoyed living at Larchwood immensely and would love to transport it elsewhere; if we could. The floor-to-ceiling windows at the rear and side give a wonderful transparency with various views through the house to the garden and beyond. Even on a dull winter day, the house is filled with light and the underfloor heating provides a cosiness during the coldest days.

The Solent is a short walk away at Totland Bay and we enjoy sea swimming most of the year. The walks are terrific with Headon Warren and Tennison Down closeby, and The Highdown Inn for a post walk beverage and meal.

The Hut in summertime is very special and the garden of the George Hotel in Yarmouth is a favourite for long lunches.

Every visitor to Larchwood loves the house and wants to stay longer. A real architectural gem!*

* 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

Larchwood

Set within generous private grounds on the edge of a coastal village, this exceptional contemporary home offers a rare opportunity to acquire a distinctive, award-winning residence that seamlessly blends bold modern design with its natural surroundings. Thoughtfully conceived by a highly respected architectural practice, the house reflects a sophisticated balance of innovation, craftsmanship, and environmental sensitivity, resulting in a truly bespoke living environment.

Externally, the striking combination of extensive glazing and dark larch timber cladding creates a dramatic yet harmonious presence, allowing the building to sit comfortably within its setting while making a confident architectural statement. Inside, the property is bathed in natural light, with carefully positioned windows and glazed panels enhancing the sense of space and strengthening the connection between indoors and out. The layout follows a broken-plan concept, incorporating imaginative design features such as movable walls that allow rooms to be opened up or divided to suit changing needs, offering exceptional flexibility for modern living.

The ground floor provides a series of adaptable spaces that can be arranged to accommodate everyday family life, entertaining, home working, or creative pursuits. A welcoming entrance hall draws the eye through to the garden beyond, while the principal living areas enjoy direct access to sheltered terraces, creating a seamless flow for indoor-outdoor living. A feature fireplace adds warmth and character, and the kitchen is both stylish and practical, discreetly positioned while remaining connected to the heart of the home. High-quality finishes and integrated appliances ensure the space is as functional as it is visually appealing. Additional rooms on this level offer excellent versatility, with the potential to be used as guest accommodation, a studio, or a quiet retreat.

Upstairs, the accommodation continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A spacious and light-filled landing provides an ideal spot for reading, working, or relaxing, and offers potential for further enhancement, subject to the necessary consents.

Comfort and efficiency have been carefully considered throughout. Underfloor heating is powered by an air source heat pump, complemented by high levels of insulation and double glazing. Planning permission is already in place for an extension that would further enhance the living space and introduce an attractive internal courtyard, should a future owner wish to expand.

Outside, the gardens wrap around the house, providing excellent privacy and seclusion. A gravelled driveway offers ample off-road parking, while multiple terraces provide options for dining, entertaining, or quiet relaxation throughout the day. Mature planting, established trees, and a dedicated wildlife area create a tranquil backdrop and a strong sense of connection to nature, while attractive views extend toward the coast and beyond.

Situated at the end of a quiet no-through road, the setting is peaceful yet convenient, with easy access to local amenities, countryside walks, beaches, and sailing facilities. This is a home of rare quality and individuality, perfectly suited to those seeking contemporary design, flexible living, and a privileged coastal lifestyle.







Travel Information

3 miles from Yarmouth to Lymington Ferry Terminal
17.3 miles from Fishbourne to Portsmouth Ferry Terminal
15.6 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	1.9 miles
Freshwater Bay Golf Club, Freshwater	2.6 miles
West Wight Sports & Community Centre	1 mile
Yarmouth Sailing Club, Yarmouth	2.6 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	12.1 miles
	01983 822099

Education

Primary Schools	
Brighstone C of E Primary School, Brighstone	01983 740285
Freshwater & Yarmouth C of E Primary School, Yarmouth	01983 760345
Shalfleet C of E Primary School, Shalfleet	01983 760269
St Saviour's R C Primary School, Totland	01983 752175
Freshwater Early Years Centre, Freshwater	01983 755287

Secondary Schools/Colleges	
Christ The King Upper College, Newport	01983 537 070
Carisbrooke College, Newport	01983 861 222
Medina College, Newport	01983 526523
Island Innovation VI Form Campus, Newport	01983 522886
Isle of Wight College	01982 526 631

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 Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay

The Hut, Freshwater
The Sun Inn, Hulverstone
On The Rocks, Yarmouth
The George, Yarmouth
The Bugle Inn, Yarmouth
The Terrace, Yarmouth

These bars and restaurants are available within a 20-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
Isle of Wight Pearl - Brightstone
Carisbrooke Castle – Carisbrooke
Dimbola Museum and Galleries & Tea Room – Freshwater
Mottistone Manor – Mottistone
St Catherines Oratory – Ventnor



GROUND FLOOR

Entrance Hallway	
Shower Room	
Utility / Plant Room	8' x 6'6"
Library / Bedroom 5	10'7' x 9'
Dining Area	20'6' x 9'
Kitchen / Breakfast Area	16'10' x 15'3"
Sitting Room	13'11' x 13'7"
Garden Room	13'1' x 8'10"

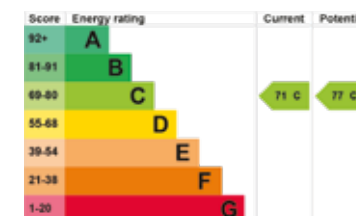
FIRST FLOOR

Landing	
Snug	12'5' x 8'8"
Bedroom 1	9'10' x 9'8"
	up to fitted wardrobes plus 8'10"
En-Suite Shower Room	
Bedroom 2	11'7' x 9'4"
	up to fitted wardrobes
Bedroom 3	11'9' x 9'4"
	up to fitted wardrobes
Bedroom 4	9' x 8'10"
Family Bathroom	

OUTSIDE

Driveway Parking
Front, Side & Rear Gardens

Council Tax Band: G
Tenure: Freehold



Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

