



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

 FINE & COUNTRY

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.

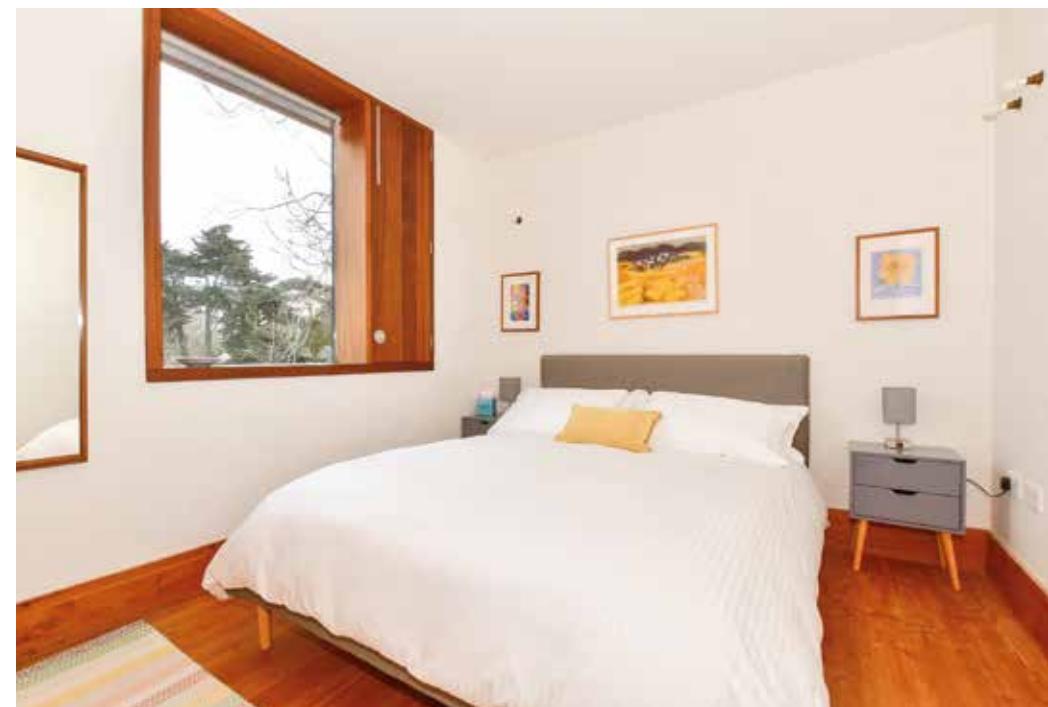
Upstairs, the accommodation continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A spacious and light-filled landing provides an ideal spot for reading, 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
Freshwater Bay Golf Club, Freshwater
West Wight Sports & Community Centre
Yarmouth Sailing Club, Yarmouth

Healthcare

Doctors Surgeries
Brightstone Surgery, Brightstone
West Wight Practice, Freshwater
Brookside Health Centre, Freshwater

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport

1.9 miles
2.6 miles
1 mile
2.6 miles

01983 740219
0844 815 1428
01983 758998

12.1 miles
01983 822099

Education

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

Secondary Schools/Colleges

Christ The King Upper College, Newport
Carisbrooke College, Newport
Medina College, Newport
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

Entertainment

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

01983 740285
01983 760345
01983 760269
01983 752175
01983 755287

01983 537 070
01983 861 222
01983 526523
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

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

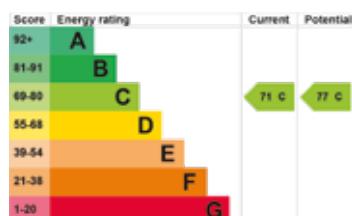
FIRST FLOOR

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

OUTSIDE

Driveway Parking
Front, Side & Rear Gardens

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex, RH12 1RJ. Printed



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