



Little Easton  
Easton Lane | Freshwater | Isle of Wight | PO40 9QR

 FINE & COUNTRY

# SELLER INSIGHT

“ The Little Easton plot was acquired, and the house built by our family in the early 1980s, remaining in our care ever since. Our parents, who grew up in the West Wight, chose this location for its peaceful, natural surroundings, with their favourite coastal and downland walks right on the doorstep. Having local facilities like the doctors, supermarket, school and leisure centre all within easy reach has meant that our home has felt part of the community and with Orchards, the village grocers and newsagent in Gate Lane, we have always been able to just ‘nip up the shop’.

We also enjoy walking down to the bay for a drink either in the Albion Hotel or the Travelling Tavern Bus Bar!

This convenient setting proved especially valuable for Mum, who was able to enjoy daily walks to the garden centre café and the beach well into her nineties.

Our visitors from the mainland find Little Easton easy to reach, whether travelling by car or on foot. The journey to Yarmouth ferry terminal—by a pleasant walk and short bus ride—takes less than half an hour.

The property has remained the same since it was built, with no alterations or extensions. While we appreciate that Little Easton would benefit from twenty first century updating, for us it has been a much loved home and place to live. We hope its next owners will take pleasure in shaping Little Easton into their own haven, as we sadly leave ours.”\*

\* 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

## Little Easton

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The property is within the Isle of Wight Area of Outstanding Natural Beauty tucked away within attractive established and substantial grounds of approximately one acre.

Little Easton was built in 1984 using local IOW stone with brick detailing and slate roof. Individually designed with considerable attention to detail, the property blends traditional charm with the benefits of modern construction, creating a timeless residence that feels both warm and enduring.

Set back from the lane, it offers a rare combination of privacy, character and direct access to unspoilt natural surroundings.

The mature, part walled garden of Little Easton also extends down to the Afton Marsh Local Nature Reserve, separated only by the stream as the Yar travels through the reeds. This reserve forms part of the Freshwater Marshes, a protected Site of Special Scientific Interest, (SSSI) providing a tranquil and nature-rich boundary to the property.

Little Easton is entered through a gate in the original stone boundary wall with attached C19 century granary store on saddle stones. The wall is viewed from the kitchen and benefits from mature wisteria and rose planting.

Stepping inside, the welcoming reception hall sets the tone, with an impressive oak cross beam, quarry tiled flooring and a striking brick and decorative cast iron fireplace. A feature window with coloured glass illuminates the staircase. There is also a ground floor WC and washbasin.

The principal living spaces are inviting, each enjoying tranquil views across the rear gardens. Exposed beams and traditional fireplaces add depth and character, with the sitting room's wood-burning stove, making for perfect cosy evenings. The dining room flows effortlessly into the kitchen, creating an ideal layout for both entertaining and everyday family life.

At the heart of the home lies a generous kitchen and breakfast area, thoughtfully designed with a charming bay window, a stable door and a feature chimney housing a cream electric AGA, while ample space remains for relaxed kitchen dining.

Upstairs, three well-proportioned double bedrooms continue the home's appealing character. The upper floor construction of stud walling offers the benefit of easy reconfiguration, if desired. The large bedroom overlooking the garden has direct side access to a substantial balcony terrace. This bedroom features its own fireplace with woodburning stove, while a third is complemented by a walk-through dressing area. A family bathroom serves the accommodation. The large, attached garage/workshop offers useful and flexible space.

Outside, the grounds are tranquil, offering a sense of seclusion and connection to nature rarely found. Mature planting, sunny lawns, a pond and a partly walled vegetable garden create a series of interesting outdoor spaces, while a wooded area at the boundary leads directly down to the stream of the nature reserve. At the front of the property, secluded behind the stone wall, the York stone patio is a sun trap and a favourite dining spot on warm days.

Situated in a quiet lane yet within easy reach of coastal paths, downland walks and the picturesque beach at Freshwater Bay, Little Easton offers both tranquillity and convenience, with local amenities, historic surroundings and excellent transport links all close at hand. This is a home that effortlessly captures the essence of both countryside and coastal living.







### Travel Information

3.2 miles from Yarmouth to Lymington Ferry Terminal  
 16.2 miles from Fishbourne to Portsmouth Ferry Terminal  
 15.5 miles from West Cowes to Southampton Passenger 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](http://www.islandbuses.info)

### Leisure Clubs & Facilities

The West Bay Club & Spa, Freshwater	2 miles	
Freshwater Bay Golf Club, Freshwater	1 mile	
West Wight Sports & Community Centre	0.9 miles	
1Leisure & Medina Theatre, Newport	13.2	miles

### Healthcare

South Medical Practice, Brighstone Surgery, Brighstone  
 01983 740219  
 Brookside Health Centre/West Wight Medical Practice, Freshwater  
 01983 758998

### General Hospitals

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

### Education

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

Secondary Schools/Colleges	
Christ The King Upper College, Newport	01983 537070
Carisbrooke College, Newport	01983 861222
Medina College, Newport	01983 526523
Island Innovation VI Form Campus, Newport	01983 522886
Isle of Wight College	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522917
St. Georges, Watergate Road, Newport	01983 524634
St Catherine's, Grove Road, Ventnor	01983 852722

### Entertainment

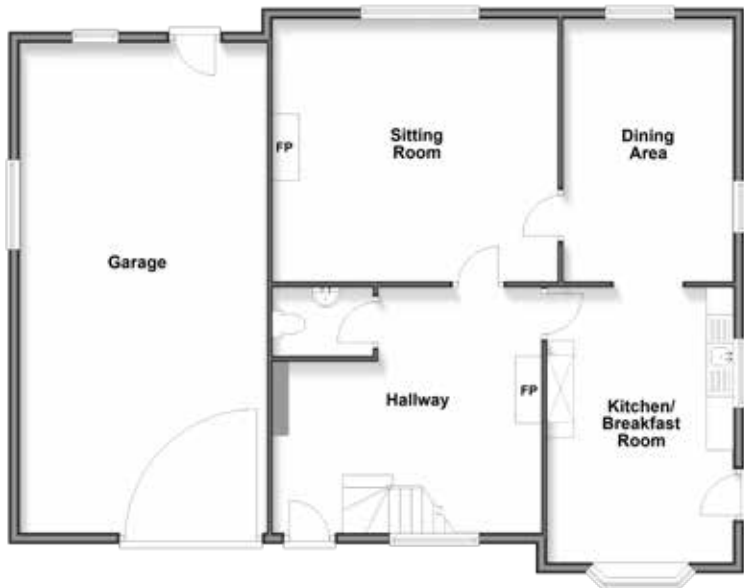
Restaurants / Bars  
 Red Lion, Freshwater  
 The Albion, Freshwater  
 The Waterfront Bar & Restaurant, Totland Bay  
 Highdown Inn, Totland Bay  
 The Piano Café / Restaurant, Freshwater Bay  
 The Vine Inn, Freshwater  
 The Hut, Freshwater  
 The Cow, Yarmouth  
 The Sun Inn, Hulverstone  
 On The 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. 128.7 sq. metres (1385.7 sq. feet)



**First Floor**  
Approx. 68.5 sq. metres (737.8 sq. feet) (excluding Balcony)



**GROUND FLOOR**

Hallway	16'6 at widest point x 15'1 at widest point
Cloakroom	5'11 x 3'11
Kitchen / Breakfast Room	16'9 x 11'5
Dining Area	16'2 x 10'4
Sitting Room	17'6 x 16'7

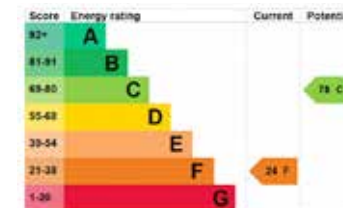
**FIRST FLOOR**

Landing	
Bedroom 1	14'6 x 11'2
Bedroom 2	17'6 x 9'11
Balcony	
Bathroom	11'2 x 6'10
Bedroom 3	10' x 7'10
Dressing Area	8'6 x 7'7

**OUTSIDE**

Front Garden	
Driveway	
Garage	30'2 x 15'3
Rear Garden	

Council Tax Band: F  
Tenure: Share of 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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