



Cedar Rise
Emmett Hill | Chale Green | Isle of Wight | PO38 2JT

 FINE & COUNTRY

STEP INSIDE

Cedar Rise

Set amidst picturesque rural surroundings, this exceptional detached family home offers a rare combination of character, generous living space, and outstanding versatility. Enjoying far-reaching countryside views, the property is perfectly suited to modern family life while also presenting exciting opportunities for multigenerational living or income generation.

The main residence is thoughtfully arranged and beautifully proportioned, comprising three spacious bedrooms and two contemporary bathrooms. At the heart of the home lies an impressive, well-appointed kitchen extending over six metres in length. Designed with both functionality and style in mind, this space flows seamlessly into the adjoining breakfast room, creating an ideal environment for family meals and entertaining guests. To the front of the house, a warm and inviting living room features a newly installed wood-burning stove, providing a cosy retreat during the cooler months.

To the rear, a substantial utility and family room enhances the home's versatility. Flooded with natural light, this space opens directly onto the garden through bi-fold doors, effortlessly blending indoor and outdoor living and making it perfect for relaxed family time or social gatherings. A convenient ground floor WC completes the downstairs accommodation. Upstairs, the spacious principal bedroom benefits from a private en-suite bathroom, while two further well-sized bedrooms are served by a stylish and modern family shower room.

A standout feature of this remarkable property is the self-contained two-bedroom annexe, which has been successfully operated as an AirBnB. With its

own private entrance, the annexe offers excellent flexibility and independence. It includes an open-plan kitchen and living area, two comfortable double bedrooms, and a modern shower room, making it ideal for guest accommodation, extended family, or a valuable source of additional income. Both the main house and annexe benefit from excellent Wi-Fi connectivity, ensuring effortless modern living and working from home.

Outside, the property continues to impress with a beautifully maintained rear garden that offers both tranquillity and practicality. Predominantly laid to lawn and framed by mature shrubs and flowering borders, the garden features a peaceful patio area, a productive vegetable plot, and a charming fishpond. A substantial timber outbuilding, measuring 36ft x 16ft, provides superb additional space, ideal for use as a workshop, studio, or home office.

Further benefits include a 4.5kW solar panel system with two storage batteries, enhancing energy efficiency and reducing running costs, along with ample off-road parking for multiple vehicles. A footpath along the rear boundary provides direct access to scenic countryside walks, perfect for enjoying the surrounding natural beauty.

This rare and highly adaptable home offers exceptional potential in a sought-after rural setting. Early viewing is strongly recommended to fully appreciate the quality, space, and lifestyle opportunities on offer.





SELLER INSIGHT

“ We have thoroughly enjoyed living in this house and in the surrounding area.

Our neighbours have been wonderfully welcoming from the moment we arrived, and the sense of community here has been a real highlight.

There are beautiful walks straight from the doorstep—ideal for dog owners like us—and we've made many friends while exploring the lanes and footpaths nearby.

And, of course, the sunrises and sunsets have been spectacular, often stopping us in our tracks.



* 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.





Education

Primary Schools:
St Francis Catholic and C of E, Ventnor
Godshill County Primary School, Godshill
Niton Primary School, Niton
Wroxall Primary School, Wroxall

01983 857449
01983 840246
01983 730209
01983 852290

Secondary Schools/Colleges:
The Island Free School, Ventnor
Carisbrooke College, Newport
Christ the King Upper College, Newport
The Bay School, Sandown
Island Innovations V1 Form Campus, Newport
Isle of Wight College, Newport

01983 857641
01983 524651
01983 53707
01983 403284
01983 522886
01983 526631

Learning Assisted Schools:
Medina House, Newport
St Catherines, Grove Road, Ventnor

01983 522917
01983 852722

Leisure Clubs & Facilities

Ventnor Golf Club, Ventnor
1Leisure Medina, Newport
Ventnor Tennis Club, Ventnor
West Wight Sports Centre, Freshwater

7.3 miles
8.5 miles
7.6 miles
12.1 miles

Healthcare

Doctors Surgeries:
South Wight Medical Practice, Niton
Ventnor Medical Centre, Ventnor
Grove House Surgery, Ventnor

01983 730257
01983 852787
01983 852427

General Hospitals:

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

Travel

East Cowes to Southampton Ferry Terminal
Fishbourne to Portsmouth Ferry Terminal
Yarmouth to Lymington Ferry Terminal
12.8 miles
11.7 miles
12.4 miles

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

Entertainment

The Buddle Inn, Niton
White Horse, Whitwell
White Lion, Niton
Wight Mouse Inn, Chale
The Crown Inn, Shorwell

The Taverners, Godshill
The Hambrough, Ventnor
The Royal Hotel Ventnor
The Met, Esplanade, Ventnor
The Spyglass Inn, Esplanade, Ventnor

Local Attractions/Landmarks

St Catherine's Lighthouse & Oratory, Niton
Carisbrooke Castle, Newport
Osborne House, East Cowes
Model Village, Godshill
Isle of Wight Donkey Sanctuary, Wroxall
Amazon World Zoo Park, nr Arreton
Appuldurcombe House, Wroxall
Ventnor Botanical Gardens, Ventnor
Blackgang Chine Theme Park, Chale
Alum Bay Theme Park
Wildheart Animal Sanctuary, Sandown
The 'Old Village', Shanklin



GROUND FLOOR

Entrance Hallway	14' x 10
Sitting Room	10'11 x 7'10
Dining Area	21'x 6'4 plus 10'11 x 8'3
Kitchen / Breakfast Room	
Separate Toilet	
Utility / Family Room	14'9 x 11'1

FIRST FLOOR

Landing	
Bedroom 1 (inc. Dressing Area)	17'1 x 10'10
En-Suite Bathroom	
Bedroom 2	10'7 x 9'11
Bedroom 3	7'4 x 7'
Family Shower Room	

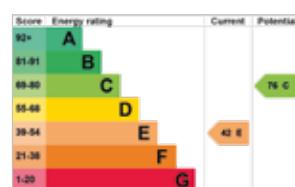
ANNEX

Annex Hallway	11'3 X 11'
Annex Bedroom 1	
Annex Shower Room	
Annex Bedroom 2	9' X 8'2
Annex Kitchen / Living Room	21'X 11'3

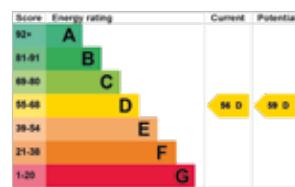
OUTSIDE

Driveway Parking	
Rear Garden	
Workshop	36' x 16'

Annex



Main House



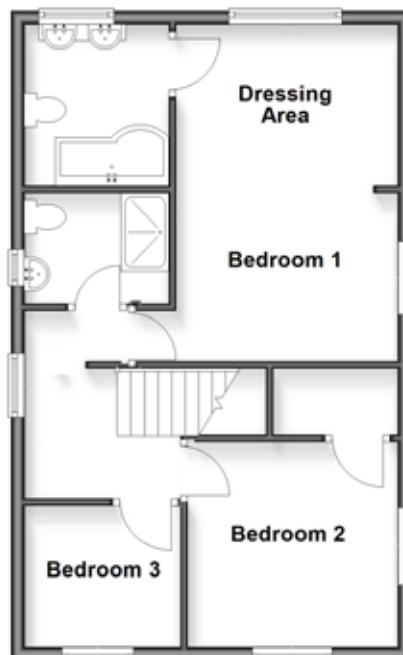
Ground Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



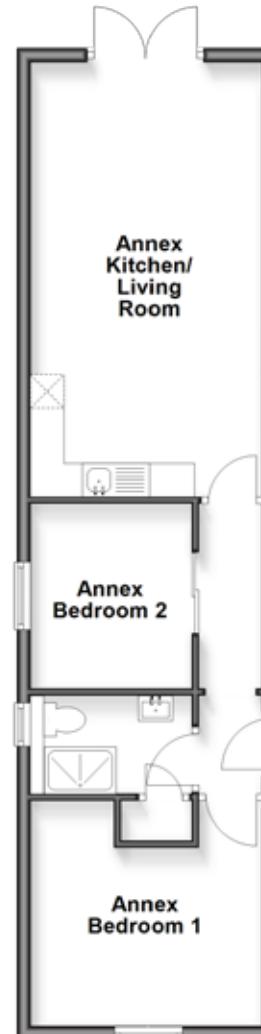
First Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



Annex

Approx. 49.4 sq. metres (531.3 sq. feet)



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