



Price

£465,000
Freehold

Main Road, Porchfield, Isle of Wight, PO30

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PO30

9.8 miles from Fishbourne to Portsmouth Ferry
10.2 miles from East Cowes to Southampton Ferry
6.9 miles from Yarmouth to Lymington Ferry

Combining rich heritage with versatile
living and delightful outdoor spaces, this
is a rare opportunity to acquire a truly
distinctive countryside home.

Quintessential detached rural cottage
with a wealth of character and period
features

Flexible accommodation with potential
for up to four bedrooms

Spacious reception rooms, garden room
and generous kitchen/breakfast room

Beautiful landscaped gardens with
terrace, brook, workshop and extensive
storage

Driveway parking, solar panels and a
peaceful countryside setting





A charming and characterful rural cottage, steeped in history and believed to have once served as the village bakery, this delightful home offers flexible accommodation, an abundance of period features and beautifully landscaped gardens in an idyllic countryside setting. The ground floor is thoughtfully arranged to suit a variety of lifestyles, with a versatile office that could easily be adapted into a ground floor bedroom if required. A welcoming snug, complete with an attractive fireplace and striking stained-glass window, opens into a delightful garden room with double doors leading onto the terrace, creating an effortless connection between the house and gardens. The spacious kitchen/breakfast room is the heart of the home, featuring a central island, extensive fitted units and a traditional stove set within an impressive brick chimney breast. The generously proportioned sitting room, created by combining two original reception rooms, provides an exceptional space for entertaining and family life, enjoying an abundance of natural light from multiple aspects overlooking the gardens. A

family bathroom and separate cloakroom complete the ground floor. Upstairs, two staircases enhance the property's unique character. The principal staircase leads to two double bedrooms and a family bathroom, with the second bedroom connecting to a generous dressing room, formerly a third bedroom, which could be reinstated if desired. The principal bedroom also features a fascinating hatch opening into a spacious loft storage room, also accessed via an ornate spiral staircase from the sitting room, offering excellent versatility. Outside, a gravel driveway provides parking for two vehicles, while mature hedging encloses the attractive front garden, creating a private and welcoming approach. A substantial workshop, two useful undercroft storage areas and a peaceful brook-side seating area further enhance the property's appeal. The raised paved terrace, accessed directly from the garden room, offers the perfect setting for outdoor entertaining, while solar panels contribute to the home's energy efficiency.

What the owner says...

"Port Vale is a charming and welcoming home in the small village of Porchfield. I first saw and fell in love with it ten years ago and it is only due to health issues that I am moving to live closer to my family. As an author and writer, this home has provided me with peace and inspiration, and it has been a privilege and joy to live here.

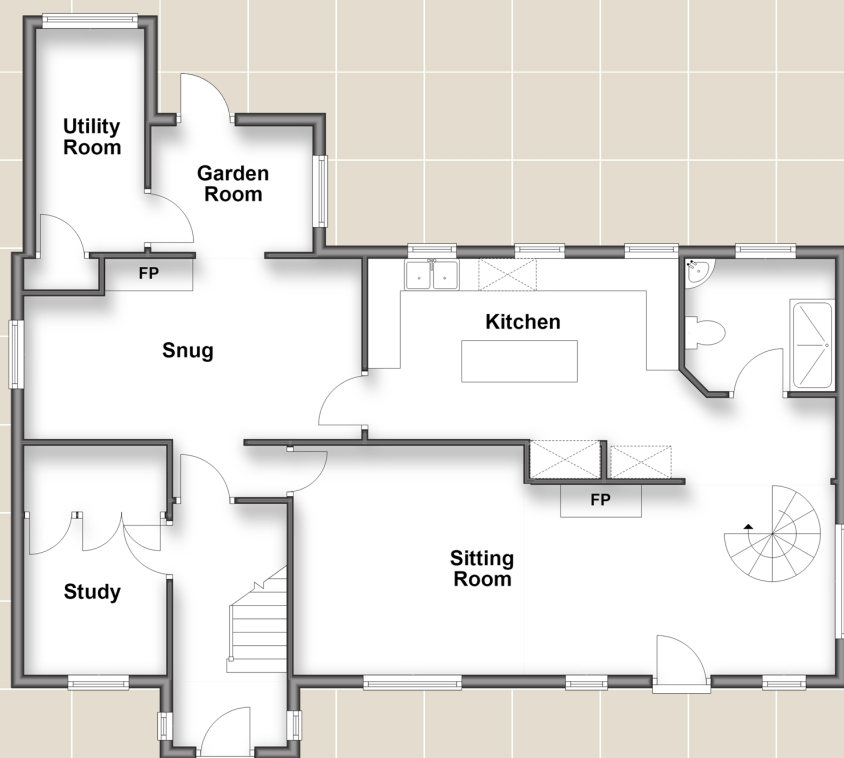
The gardens and wildlife are a delight too; red squirrels, goldfinches, a wide variety of garden birds, even ducks and moorhens, visit my bird feeders. While on the nearby Rodebrook stream you can glimpse kingfishers and eels. And at night, with little light pollution the dark skies lend themselves to some amazing stargazing too.

Within a short walk or drive to local beaches such as Thomess Bay and the nature reserve at Newtown Creek, where bird watchers search skies for sea eagles and osprey, there are miles of public footpaths, bridleways and magnificent country walks - which you can enjoy with or without a dog.

Porchfield's village pub, The Sportsman's Rest is a small but welcoming traditional country inn where you can meet and see neighbours and locals enjoying a drink or meal. Happily, it's just 110 paces up the road from Port Vale - but curiously the way home can seem further!"

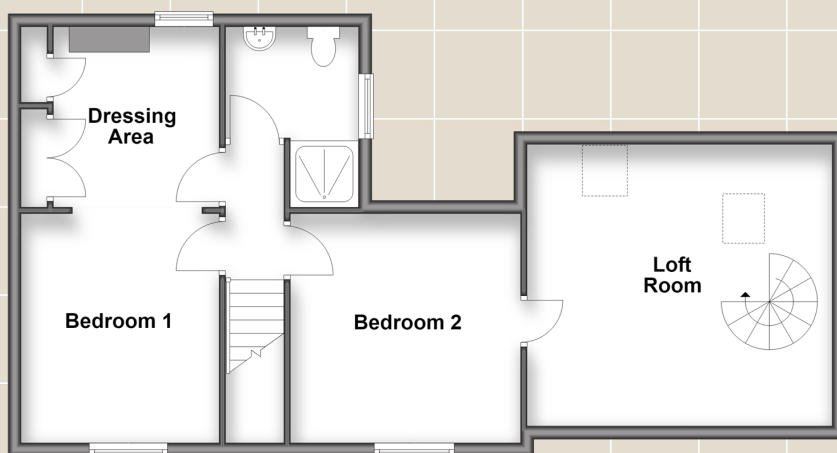
Ground Floor

Approx. 93.9 sq. metres (1011.2 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.5 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

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London office

121 Park Lane, Mayfair, London, W1K 7AG

FINE & COUNTRY

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
	80
33	