



Woodland Cottage
The Causeway | Freshwater | Isle of Wight | PO40 9TN

Seller Insight

“Nestled in the heart of West Wight's tranquil countryside, The Causeway in Freshwater offers a picturesque setting where natural beauty meets coastal village charm. This sought-after location is known for its scenic walks, open skies, and a strong sense of community, making it ideal for those seeking peace and proximity to nature without sacrificing convenience.

The Causeway itself is a peaceful lane edged by open fields, meandering streams, and classic island hedgerows. Just a short stroll away lies the serene Freshwater Bay, with its dramatic chalk cliffs, clear waters, and breathtaking views across the English Channel. It's a favourite for walkers, kayakers, and photographers alike.

Freshwater village provides a welcoming local hub with a mix of independent shops, cafes, and essential amenities, including a leisure centre and health services. The area also boasts excellent access to outdoor pursuits, with nearby Tennyson Down, Afton Marsh, and the Isle of Wight Coastal Path offering endless opportunities to explore the island's celebrated landscapes.

Rich in history and literary heritage – once home to Alfred Lord Tennyson – Freshwater offers a blend of culture, natural beauty, and relaxed island living. Whether you're looking for a quiet retreat, an active outdoor lifestyle, or a vibrant local community, The Causeway and Freshwater present a truly special place to call home.

* 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

Woodland Cottage

Set within the tranquil and picturesque Causeway Conservation Area, just moments from the serene River Yar, this striking contemporary home offers a rare fusion of modern design and natural seclusion. Conceived and crafted as a personal sanctuary by a retired couple who made the island their home, the property replaces a former timber cottage with an architectural vision, which won the RIBA Award in 2016, that balances privacy, beauty, and openness.

Upon arrival, a gated entrance and thoughtfully landscaped gravel driveway set the tone for the retreat that lies within. Flanked by pale grey and rich chestnut-stained timber walls, a private courtyard ushers you discreetly into the home. Through a hidden door, a breathtaking view of the gardens is immediately revealed, framed by a full-height glass wall running the length of the main living space. This luminous central area acts as the heart of the home, connecting a series of bespoke timber-clad structures: a green-painted larch studio/guest bedroom, a translucent grey cedar-clad day room, and the dark chestnut-toned night block.

The expansive living area has been thoughtfully designed for both relaxation and entertaining, with a seamless flow between kitchen, sitting area, and garden. Full-height windows, mirrored shutters, and glass doors allow light to pour in while capturing ever-changing views of the meticulously planted raised beds and mature surrounding trees. A custom sound-insulated wall unit enhances acoustics and provides practical storage, while the fully equipped kitchen is a chef's dream — centred around an impressive quartzite island with twin stainless-steel sinks and extensive countertops.

Adjacent to the living space is a generous study with panoramic garden views, leading to a multi-functional boot room. This practical space connects to both front and rear gardens and offers access to an additional room that can serve as a second study or a private guest bedroom, also enjoying verdant vistas.

The principal bedroom suite occupies its own wing in the 'night block,' accessed via a large entrance lobby which leads into a utility/laundry room and guest WC. The en-suite shower room is a spa-like haven, featuring a luxurious open shower with privacy glazing, tactile finishes, and a serene garden view through a full-height window shaded by tropical planting.

The principal bedroom itself is nothing short of indulgent, offering two full walls of wardrobes that create a defined dressing area, and a sleeping space that opens onto a landscaped Zen Garden — a tranquil retreat that brings the outside in with seamless grace. A naturally lit internal corridor with obscured glass panels and an electronic skylight links back to the rest of the home.

Combining architectural finesse, cutting-edge materials, and immersive garden design, this extraordinary property is not only a home, but a private retreat designed for peace, privacy, and a deep connection to the surrounding landscape. An unmissable opportunity to own a one-of-a-kind residence in one of the island's most coveted locations accompanied by extensive gardens, featuring an orchard, shaded seating areas and a mature tree lined border.







Travel Information

2.7 miles from Yarmouth to Lymington Ferry Terminal
15.3 miles from Fishbourne to Portsmouth Ferry Terminal
14.5 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 Country Club & Spa, Norton	1.6 miles
Freshwater Bay Golf Club, Freshwater	1.3 miles
West Wight Sports & Community Centre, Freshwater	1 mile
1Leisure Medina Centre, Newport	12.2 miles

Healthcare

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

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	11 miles
	01983 822099

Education

Primary Schools
Brighstone C of E Primary School, Brighstone
Yarmouth C of E Primary School, Yarmouth
All Saints C of E Primary School, Freshwater
Shalfleet C of E Primary School, Shalfleet
St Saviour's R C Primary School, Freshwater
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges

Ryde Academy, Ryde
Christ The King Upper College, Newport
Carisbrooke College, Newport
Ryde Private School, Ryde
Island Innovation VI Form Campus, Newport
Isle of Wight College

Learning Assisted Schools:

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherines, Grove Road, Ventnor

01983 740285
01983 760345
01983 753267
01983 760269
01983 752175
01983 755287

01983 567 331
01983 537 070
01983 861 222
01983 562 295
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 852722

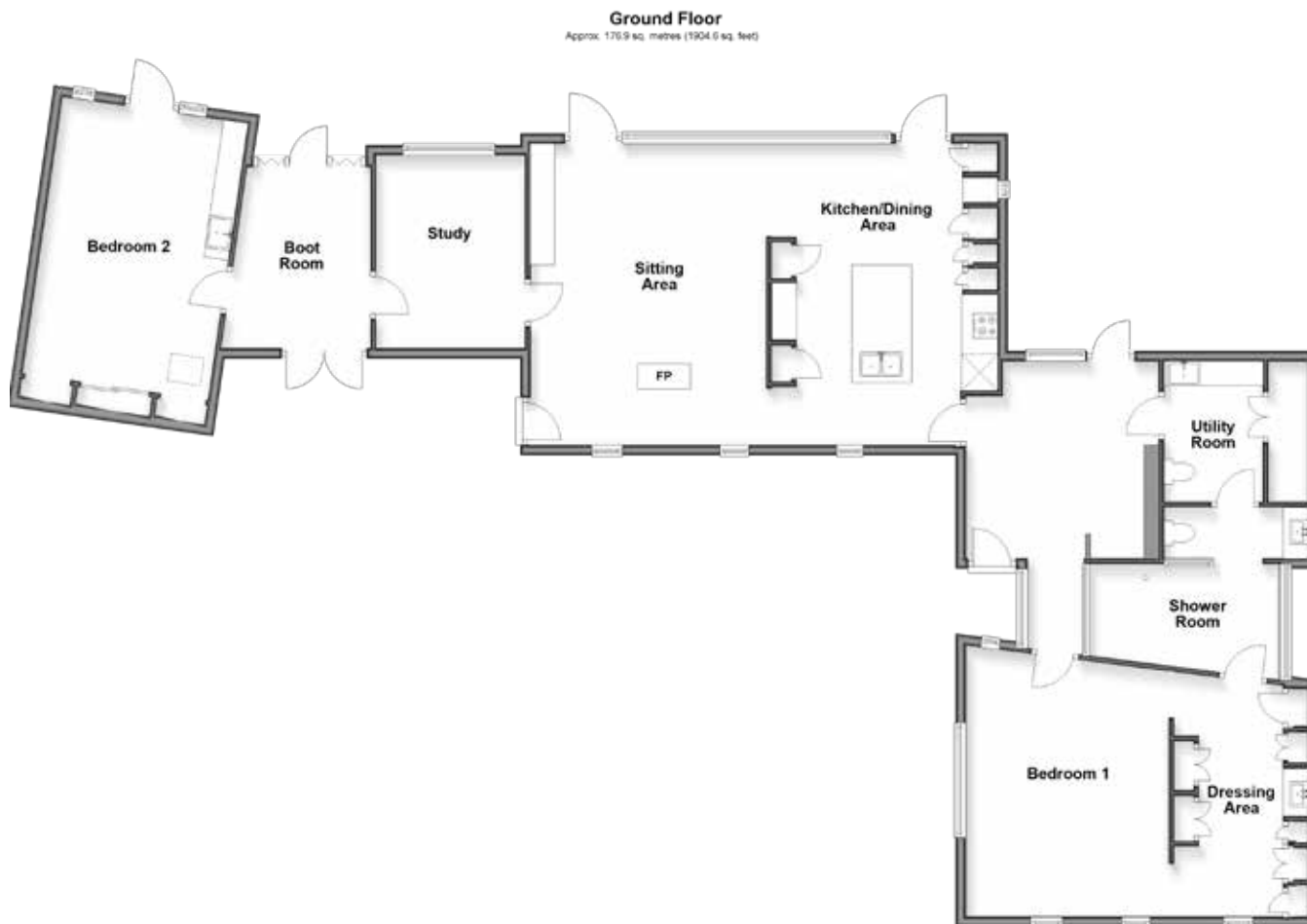
Entertainment

The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay
The Vine Inn, Freshwater
The Hut, Freshwater
The Wheatsheaf, Yarmouth
Off the Rails, Yarmouth
The Sun Inn, Hulverstone

These bars and restaurants are available within a 15-minute radius 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



GROUND FLOOR

Lobby	13'2 x 12'8
Utility Room	9'4 x 6'7
Cloakroom	
En-Suite Shower Room	13'10 x 6'11 plus 9'1 x 3'2
Bedroom 1	20'6 up to wardrobe x 15'4
Dressing Area	
Kitchen / Dining / Sitting Area	28'7 x 20'6
Study	12'11 x 9'10
Boot Room	12'10 x 8'11
Bedroom 2	18'9 to shelves x 12'6

OUTSIDE

Gated Driveway Parking
Extensive Gardens

Council Tax Band: A
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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