



CPR Certificate Not Signed



Guide Price  
£1,750,000  
Freehold

Lane End Road, Bembridge, Isle of Wight,  
PO35

Lane End Road, Bembridge, Isle of Wight, PO35

10.7 miles from Fishbourne to Portsmouth Ferry  
14.8 miles from East Cowes to Southampton Ferry  
21.2 miles from Yarmouth to Lymington Ferry



This superb property offers a rare opportunity to acquire a historic coastal home of exceptional charm, privacy, and flexibility, an ideal sanctuary for those seeking tranquillity within easy reach of village life and the sea.



Historic 1700s detached thatched cottage set in approx. 0.75 acres of private, mature gardens

Detached one bedroom lodge (The Hermitage) ideal for guests or holiday letting

Charming period interiors with feature fireplace, beams, and leaded windows

Ground floor bedroom suite with French doors and spacious en suite

Walking distance to beach, village shops, harbour, and sailing clubs





Set just from its excellent sheltered position, the Hermitage is a detached gatehouse to the main property of Bembridge Cottage. The Hermitage is a detached gatehouse to the main property of Bembridge Cottage, situated in approximately 0.75 acres of mature, secluded gardens and includes a charming, detached gate lodge, The Hermitage, an exceptional addition offering guest or holiday let potential. Approached via a private driveway, the cottage immediately impresses with its timeless character and peaceful setting. Inside, the home is rich with period features, most notably the delightful sitting room with its feature fireplace with bread oven opening, exposed beam, and an array of leaded windows positioned at varying levels. A cosy library snug with triple aspect views over the garden adds to the room's charm. The ground floor principal suite is a standout feature, offering generous proportions, excellent natural light, and two sets of French doors opening to the courtyard. Extensive built in storage and a spacious en suite bathroom complete this serene

retreat. A welcoming dining hall, spacious hallway, shower room, and a well appointed kitchen/breakfast room, with sleek white cabinets, garden views, and direct access to the morning terrace, provide excellent living and entertaining space. An office, utility room, and cloakroom add further practicality. Upstairs, two characterful bedrooms and a family bathroom complete the main accommodation. The Hermitage, built in 2003, offers superb self contained living with wood flooring, underfloor heating, an open plan living/dining room with fireplace, fitted kitchen, double bedroom, and shower room. Its independence makes it ideal for guests, extended family, or income generation. The gardens surrounding both properties are wonderfully private and thoughtfully landscaped, featuring sweeping lawns, mature shrubs, a stone well, and multiple seating areas. A large timber workshop/chalet with power and light offers excellent versatility, while ample gravel parking enhances convenience. Despite its secluded feel, the property is within walking distance of Bembridge village,

## What the owner says...

"We have loved our ten years at The Small Cottage, especially its closeness to both the beach and our grandchildren. The house has worked beautifully for family life: generous downstairs living spaces, two comfortable bedrooms upstairs with their own bathroom, and plenty of sunshine pouring in throughout the day.

The garden has been a real joy—productive, peaceful, and large enough for everything from relaxed summer afternoons to lively birthday gatherings and the occasional impromptu game of tennis or rounders. Sea swims have become a cherished ritual from late spring to autumn, bracing but always invigorating.

The Hermitage has been an invaluable addition, giving visiting friends a private, self contained space where they can settle in and feel at home.

We have also enjoyed the island's many pleasures: excellent meals out, a welcoming tennis club in Ryde, and memorable Friday evenings at the Sailing Club. It has been a wonderfully happy chapter for us, and we will miss it deeply."

For directions to this property please contact us.

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

**Cowes on 01983 520000**

14 High Street, Cowes, Isle Of Wight, PO31 7RZ  
isleofwight@fineandcountry.com

**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

64

70