

# Alvina

Camp Road, Freshwater, Isle of Wight PO40 9HN



Presenting a charming period cottage in the heart of Freshwater Village, offering characterful interiors, two generous bedrooms, a spacious kitchen/breakfast room, and a beautifully established rear garden with parking.

- Period country cottage in the heart of Freshwater Village
- Two characterful reception rooms with exposed brick fireplaces
- Well-maintained and presented
- Large, established rear garden
- Close to village amenities and scenic countryside walks
- Private lane access with off-road parking
- Spacious kitchen/breakfast room
- Two double bedrooms, one with en-suite cloakroom
- Generous terrace for outdoor dining
- Fabulous, scenic beaches within walking distance

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Alvina is a delightful period cottage believed to date back to 1835, offering warmth, character and a wonderfully balanced layout across two floors. Thoughtfully arranged to provide distinct yet flowing living spaces, the property combines traditional features with comfortable proportions. The accommodation comprises an entrance porch leading to the lounge, the stairwell to the first floor, and the dining room which also leads through to the rear porch, kitchen/breakfast room, and the ground floor bathroom. Outside, the garden is beautifully established with mature hedging and a wonderful cottage garden to the rear of the garden with space for growing, if desired.

Located on the western tip of the Isle of Wight close to the world-famous Needles rocks and Tennyson Down, and a short distance from the seaside towns of Freshwater and Yarmouth, this property enjoys a peaceful position off Camp Road, Freshwater which is a popular spot for walkers, birdwatchers and those who enjoy the tranquillity of rural surroundings. The property is just a 20-minute walk away from the picturesque beach of Freshwater Bay which enjoys clear turquoise waters and is popular for surfing and watersports. In the opposite direction is Totland Bay which enjoys clear turquoise waters and is ideal for swimming, with far-reaching views to the mainland and a beautiful rocky coastline which is mostly covered in flourishing trees and greenery. There is also a wonderful pub located on the sea wall serving freshly prepared Mediterranean cuisine. The popular Colwell Bay is located between the towns of Totland and Yarmouth, just 7 minutes drive from the property, provides beautiful views over The Solent to Hurst Castle and is home to the island famous restaurant, The Hut, providing laid-back beachfront setting with a terrace serving seafood specialties & grilled meats. The village of Freshwater is within a short 10-minute walk from the property and has a general store, post office and a range of other shops, and is served by Southern Vectis buses on routes 7 and 12 which connect with Freshwater, Yarmouth and Newport including intermediate villages.

Mainland travel connections are within easy reach with the Wightlink car ferry service from Yarmouth to Lymington just a 10-minute drive away. Additionally, the Red Funnel foot passenger service from Cowes plus a car ferry service from East Cowes to Southampton are located just over half an hour away.

### Welcome to Alvina

Approached via a private lane, Alvina presents as an attractive period cottage with an immediate sense of charm. Off-road parking provides practicality, while the façade hints at the character within. A pathway leads to the front entrance.

### Entrance Hall

The front door opens into a welcoming hallway, offering access to both principal reception rooms and the staircase to the first floor. The layout feels practical and well-connected, allowing each space to flow naturally from the centre of the home.

### Lounge

Positioned to the front of the cottage, the lounge is a beautifully cosy retreat. A striking exposed brick fireplace with timber mantel forms the focal point, complemented by a wood-burning stove set upon a stone hearth. Soft neutral décor and a front-facing window create a warm and inviting atmosphere, ideal for relaxing evenings.

### Dining Room

The dining room mirrors the character of the lounge, with its own exposed brick fireplace and generous proportions to accommodate a full dining suite. This is a wonderful space for entertaining, offering ample room for gatherings while maintaining an intimate, traditional feel. Built-in shelving and alcoves enhance both practicality and charm.

### Rear Lobby

Leading from the dining room, the rear lobby provides additional storage and practical access, reinforcing the well-considered flow of the ground floor layout.

### **Kitchen/Breakfast Room**

To the rear of the property, the spacious kitchen/breakfast room is fitted with a range of light wood cabinetry and generous worktop space, the room offers both functionality and comfort. There is space for a range-style cooker and butler-style sink add character, while multiple windows invite natural light and provide views towards the garden with a lovely additional 1.5 sink and drainer. There is ample space for a breakfast table, making this a true heart-of-the-home environment – ideal for both informal family dining and entertaining guests.

### **Ground Floor Bathroom**

The ground floor bathroom is fitted with a large corner bath with a shower over, pedestal hand basin, WC and a bidet. Neutral tiling creates a clean and practical space, conveniently positioned on the ground floor.

### **First Floor**

The staircase rises to a compact landing providing access to two double bedrooms.

#### **Bedroom One**

Bedroom one is a generously sized double room with soft neutral tones and a calming outlook with a window to the front aspect and a Velux window to the rear. The space comfortably accommodates a double bed alongside bedroom furniture, with natural light enhancing the peaceful setting.

#### **Bedroom Two**

This double bedroom is equally well-proportioned and enjoys charming cottage features, including sloped ceilings, a skylight window, and a window to the front aspect, creating a bright yet cosy environment. This room also features an en-suite cloakroom.

#### **En-Suite Cloakroom**

A particularly appealing feature is the adjoining en-suite cloakroom, discreetly positioned and fitted with a WC and wash basin.

### **Garden**

The rear garden is a true highlight of Alvina. Generous in size and beautifully established, it offers a variety of planting, lawned areas and mature borders – perfect for keen gardening enthusiasts. A substantial terrace directly adjoining the property provides an excellent setting for outdoor dining and summer entertaining, seamlessly extending the living space into the garden. The setting feels private and peaceful, making it a wonderful retreat. To the rear of the garden is a well-established cottage garden with mature fruit trees and shrubs, as well as space for growing vegetables. There is a large greenhouse, potting shed and a large storage shed within this garden space, as well as a large compost heap.

Alvina offers a rare opportunity to acquire a charming period cottage within walking distance of Freshwater Village amenities and Freshwater Bay, offering character features, generous living space and a beautifully established garden. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C (approx. £2,280.84 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, gas, and electricity



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

#### Agent Notes:

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