

SPENCE WILLARD



Solent Pines, Cliff Road, Totland Bay, Isle of Wight

This spacious detached two bedroom property, located in an elevated coastal part of Totland Bay, boasts far-reaching sea and coastal views and is a short stroll from the beach.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



The property enjoys commanding views across the Bay from the principal reception room and both bedrooms, providing an exceptional outlook over passing shipping, leisure craft, and the celebrated Round the Island Yacht Race. A generous entrance hall sets a welcoming tone, giving access to a large lounge/dining room with balcony terrace, and an open-plan study area that can double as an occasional bedroom. A sleek kitchen and beautifully appointed shower room enhance the interior as does the two spacious double bedrooms, while a rear utility area adds valuable practicality. Beneath the main living accommodation is a substantial garage/workshop with a separate WC, complemented by an undercroft storage area beneath the second bedroom. Externally, the landscaped gardens include a driveway leading to parking adjacent to the garage. An additional office/summerhouse/studio provides a further space to relax and enjoy the outstanding views, as does the timber decking to the front.

LOCATION

Solent Pines is ideally situated just a short walk from Totland Bay, reached via a nearby public footpath leading to its much-loved beach and The Waterfront, a popular local bar and restaurant. The coastal trail continues along to Colwell Bay, another favoured spot with its sandy beach and The Hut, a well-known coastal dining venue. To the west lies The Warren, stretching towards Alum Bay and High Down, where you can enjoy truly stunning coastal scenery, including views of the iconic Needles. Totland is a small, picturesque village at the Island's western tip, offering a selection of local shops and amenities. Nearby Freshwater and Yarmouth provide a wider range of facilities, and from Yarmouth the regular car ferry to Lymington offers excellent onward transport links, making this property ideally suited as either a permanent home or excellent holiday retreat.

ENTRANCE HALL

A good sized area enjoying a sea view and ample space to welcoming visitors.

LOUNGE/DINING ROOM

6.60m x 4.80m (21'7" x 15'8")

A spacious reception room featuring ample windows to capture the superb, far-reaching sea and coastal vistas. Double doors lead to a balcony terrace for further enjoyment of the views, and a wood-burning stove set within a fireplace adds a warm, inviting focal feature.

STUDY/BEDROOM AREA

3.55m x 2.95m (11'7" x 9'8")

Previously a standalone bedroom and now open plan to the lounge/dining room, this area offers versatile space suitable for a study, music area, or even occasional overspill sleeping accommodation if required.

KITCHEN

2.95m x 2.35m (9'8" x 7'8")

Styled with a contemporary feel, the kitchen includes a range of base cupboards and drawers set beneath solid wood worktops and a stone butler-style sink. Open shelving and a wall cupboard add attractive and practical storage options, with designated space for a freestanding dishwasher and cooker. A large recessed area provides a tidy home for a fridge/freezer.

BEDROOM 1

4.75m x 3.50m max (15'7" x 11'5" max)

An impressive and airy double bedroom with a triple aspect, capturing magnificent long-distance views of the sea and the mainland coastline beyond.

BEDROOM 2

5.65m x 3.65m max (18'6" x 11'11" max)

Another spacious double bedroom enjoying a dual aspect with a front-facing outlook to the sea and featuring ample built-in wardrobe storage.

UTILITY AREA

2.80m x 1.20m (9'2" x 3'11")

A useful space with plumbing for a washing machine and access out to the rear garden area.

SHOWER ROOM

2.95m x 2.30m (9'8" x 7'6")

A stylishly finished and thoughtfully arranged facility, comprising a spacious walk-in shower cubicle, WC, and twin round bowl wash basins with ample storage below and double mirrored cabinets above. Two further built-in cupboards enhance the excellent storage provision.





OUTSIDE

Landscaped gardens frame the property, approached via a sweeping driveway from Cliff Road that leads to the parking area and the large garage/workshop beneath the home. The gardens offer a blend of lawned areas and richly planted banks, together with places to sit and appreciate the views, including a timber-decked terrace. An undercroft area provides valuable outdoor storage, while the stylish office/summerhouse/studio offers a further versatile retreat, perfectly positioned to enjoy the magnificent outlook.

GARAGE/WORKSHOP

5.75m x 4.45m max (18'10" x 14'7" max)

A superb and versatile space, ideal for those needing both workshop/storage, with ample room to house a vehicle as well. Windows to both sides provide good natural light, and double doors open directly onto the driveway. The gas central heating boiler is located here, and a chimney offers the potential for an additional space heater if desired. To the rear, a separate WC with sink adds further practicality and located on the outside wall is the modern touch of an electric vehicle charging point.

OFFICE/SUMMER HOUSE/STUDIO

4.85m x 2.55m (15'10" x 8'4")

A superb area ideal for leisure or creative pursuits, benefitting from excellent sea and coastal outlooks and complete with power, lighting, and an electric wall heater for year-round comfort.

COUNCIL TAX BAND

F

EPC RATING

D

TENURE

Freehold

POSTCODE

PO39 0EW

VIEWING

Strictly by appointment with the selling agent Spence Willard.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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