



The Small Cottage
Lane End Road | Bembridge | Isle of Wight | PO35 5SY

STEP INSIDE

The Small Cottage

Tucked away behind double gates and just moments from the beach, this superb property is one of Bembridge's most enchanting and historic homes. Believed to date back to the 1700s, this beautifully preserved thatched cottage sits within approximately 0.75 acres of mature, secluded gardens and includes a charming, detached gate lodge, The Hermitage. Together, they form a rare and idyllic coastal retreat offering privacy, character, and exceptional versatility.

Approached via a private driveway, the cottage immediately impresses with its timeless thatched roof, leaded windows, and tranquil setting. Inside, the property is rich with period charm, particularly the delightful sitting room, where a feature fireplace with an old bread oven opening, exposed beam, and an array of leaded windows at varying levels create a wonderfully atmospheric living space. A cosy library snug with triple aspect garden views provides the perfect spot to unwind with a book.

The ground floor main bedroom suite is a standout feature, light, spacious, and beautifully appointed, with two sets of French doors opening to the front courtyard. Extensive built-in wardrobes and a generous en suite bathroom complete this serene private retreat. A welcoming dining hall, spacious hallway, shower room, and a well-equipped kitchen/breakfast room, with sleek white cabinetry, composite worktops, garden views, and direct access to the morning terrace, complete the ground floor. An office and utility room add further practicality. Upstairs, two charming and spacious double bedrooms with characterful windows are served by a modern family bathroom.

The Hermitage, constructed in 2002, offers superb guest or holiday let accommodation. With wood flooring, underfloor heating, and its own terrace and garden area, it includes an inviting open plan living/dining room with fireplace, a fitted kitchen, double bedroom, and shower room. Its independence and comfort make it ideal for extended family, visitors, or income generation.

The gardens surrounding both properties are a true sanctuary, private, mature, and thoughtfully landscaped. Sweeping lawns, established shrubs, stone well, and multiple seating areas create a peaceful outdoor haven. A large timber workshop/chalet with power and light offers excellent scope for hobbies, storage, or creative use. Ample gravel parking and additional gated access enhance convenience.

Despite its seclusion, the property is perfectly positioned within walking distance of Bembridge village, renowned for its vibrant community and excellent amenities. Local shops include a butcher, bakery, delicatessens, fishmonger, and farm shops, alongside inviting cafés and restaurants. The harbour, marina, and two sailing clubs, Bembridge and Brading Haven, make this an exceptional location for boating enthusiasts. Lane End beach and local shops are just a short stroll away.

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.





SELLER INSIGHT

“ 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.”

* 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.





Education

Primary Schools:

Windmills Pre-School, Bembridge	01983 873575
Bembridge Primary School, Bembridge	01983 872668
Brading CE Primary School, Brading	01983 407217
St Helens Primary School, St Helens	01983 872442
Nettlestone Primary School, Nettlestone	01983 613171
The Bay CE Primary School, Sandown	01983 403284

Secondary Schools/Colleges:

The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Leisure Clubs & Facilities

Sandown & Shanklin Golf Club, Sandown	5.7 miles
Bembridge Bowling Club, Bembridge	0.7 mile
Bembridge Sailing Club, Bembridge	1.2 miles
Yaverland Sailing & Boat Club, Yaverland	3.9 miles
Brading Haven Yacht Club, St Helens	1.9 miles

Healthcare

Doctors Surgeries:

Bembridge Surgery, Bembridge	01983 871828
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Ryde Esplanade Surgery, Ryde	01983 618388

General Hospitals:

St Mary's Hospital, Parkhurst Road, Newport	12.3 miles
	01983 822099

Local Attractions

St Helens Fort, The Solent
Bembridge Windmill, Bembridge
The Wildheart Animal Sanctuary, Sandown
Sandown Pier, Sandown
Bembridge Fort, Culver Down
Amazon World Zoo, Newchurch
Carisbrooke Castle, Carisbrooke
Monkey Haven Primate Rescue Centre, Newport
Quarr Abbey, Binstead
Osborne House, East Cowes

Entertainment

Little Fox's, Bembridge
Crab & Lobster Inn, Bembridge
The Village Inn, Bembridge
The Birdham, Bembridge
Barbosa, Bembridge
The Vine, St Helens
Baywatch on the Beach, St Helens
Ganders Restaurants, St Helens
Yarbridge Inn, Yarbridge
Culver Haven, Culver Down

These are available within a 10-minute drive of this home



GROUND FLOOR

Entrance Porch	
Inner Lobby	15'2 x 3'9
Sitting Room	25' x 12'
Snug	11'10 x 7'
Dining Room	17'11 x 14'11
Hallway	
Shower Room	
Kitchen / Breakfast Room	23'10 x 12'8
Office	11' x 8'4
Utility Room	11'10 x 6'10
Cloakroom	
Bedroom 1	19'1 x 10' plus 13'3 x 9'10 to wardrobes
En-Suite Bathroom	

FIRST FLOOR

Landing	
Bedroom 2	16'11 x 12'9
Bedroom 3	15'4 x 12'9
Family Bathroom	

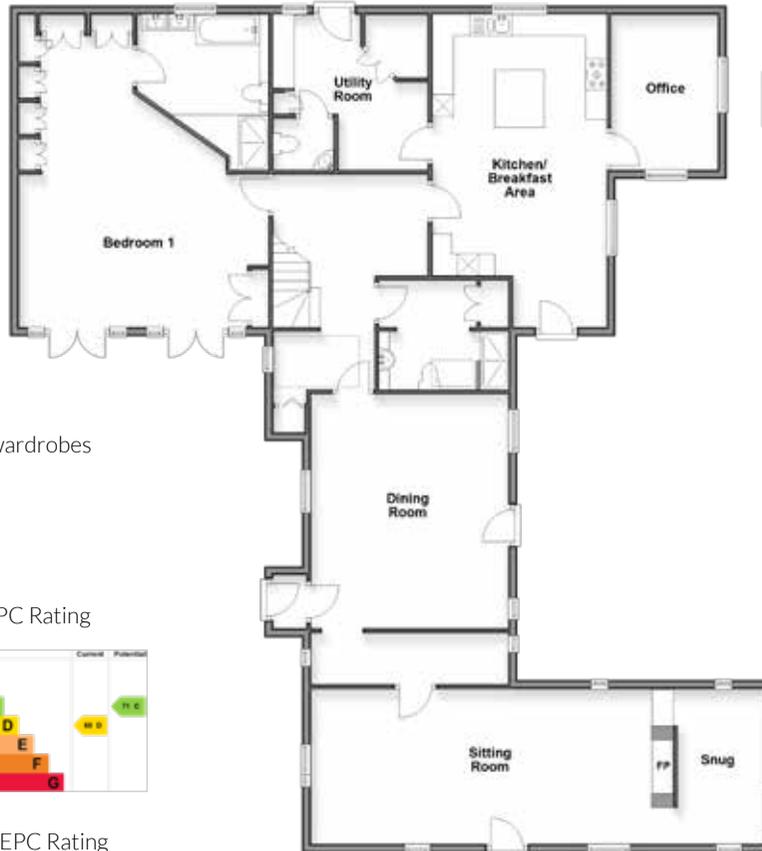
ANNEX

Annex Living Room	15'7 x 11'5
Annex Kitchen	11'9 x 5'9
Annex Shower Room	6'3 x 5'5
Annex Bedroom	11'11 x 8'11

OUTSIDE

Front Garden	
Driveway	
Rear Garden	
Workshop	25'7 x 20'5

Ground Floor
Approx. 190.5 sq. metres (2050.2 sq. feet)



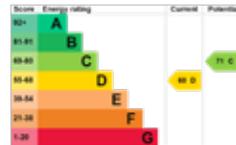
First Floor
Approx. 61.7 sq. metres (663.7 sq. feet)



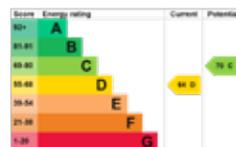
Annex
Approx. 43.9 sq. metres (472.9 sq. feet)



Annex EPC Rating



Cottage EPC Rating



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed xxx.2026

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