



Buttercup House
Camp Road | Freshwater | Isle of Wight | PO40 9HL

SELLER INSIGHT

“ Freshwater sits on the western edge of the Isle of Wight, an area celebrated for its dramatic coastal scenery, peaceful village atmosphere, and strong sense of community. The landscape blends rolling countryside with striking chalk cliffs, including the iconic Tennyson Down and the breathtaking Freshwater Bay, giving the area a natural grandeur that appeals to walkers, photographers, and anyone who enjoys the outdoors. The village itself offers a welcoming mix of independent shops, cafés, and everyday amenities, making it both charming and practical for residents.

Beyond its scenery, Freshwater is known for its relaxed pace of life and easy access to some of the island's most treasured attractions. The nearby Needles landmark, quiet beaches, and extensive footpaths create a lifestyle centred around nature and wellbeing. With a friendly local community and a setting that feels both secluded and connected, Freshwater offers an appealing balance of coastal beauty and village comfort—an ideal backdrop for a home that feels like a retreat without sacrificing convenience.”*

* 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

Buttercup House

From the moment you step inside, this exceptional residence creates an immediate sense of warmth, elegance and space, offering a lifestyle perfectly suited to modern family living while retaining an atmosphere of timeless character. Beautifully proportioned throughout, the home has been thoughtfully arranged to provide an abundance of versatile accommodation, with generous reception areas designed for both relaxed everyday life and memorable entertaining.

The principal sitting room is an inviting retreat, filled with natural light and offering ample space for comfortable seating, making it the ideal setting for cosy evenings with family or hosting guests in style. Flowing seamlessly from the reception areas, the formal dining room provides an elegant backdrop for celebrations and dinner parties, while a further dining area adjoining the kitchen offers a more informal setting for busy mornings, casual meals and catching up over coffee.

The kitchen has been designed with practicality and sociability in mind, creating the heart of the home where family and friends naturally gather. Complemented by a separate utility room, everyday tasks remain discreetly tucked away, allowing the main living spaces to retain their effortless sense of style and order.

One of the property's standout features is the impressive conservatory, a wonderfully bright and versatile space that blurs the boundary between indoors and out. Bathed in natural light throughout the seasons, it provides the perfect place to unwind with a book, enjoy leisurely breakfasts overlooking the garden, or entertain larger gatherings with ease. Whatever the occasion, this remarkable space enhances the home's connection with its outdoor surroundings and offers year-round enjoyment.

The bedroom accommodation is equally impressive, providing flexibility for growing families, visiting guests or those seeking dedicated home working space. The principal suite offers a luxurious sanctuary

with the added benefit of a private dressing room and en-suite facilities, creating a peaceful haven at the end of the day. A second bedroom also enjoys its own dressing room and en-suite, making it ideal for older children, extended family or long-term guests seeking independence and comfort. The remaining bedrooms are all generously sized and beautifully adaptable, offering ample room for family members of all ages while also lending themselves perfectly to hobbies, creative pursuits or home offices should requirements evolve over time. A well-appointed shower room further enhances the practicality of the accommodation, ensuring the home is perfectly equipped for busy family life.

Further enhancing the property's appeal is a thoughtfully converted double garage, with the front section retained as valuable storage while the remainder has been transformed into a superb two-storey self-contained annex. Complete with its own bedroom, shower room and open-plan living space, it offers outstanding flexibility for multi-generational living, independent guest accommodation or the potential to generate additional income, all while maintaining privacy from the main residence.

Outside, the property continues to impress, with gardens providing a wonderful extension of the living space. Whether enjoying summer barbecues, children playing safely, or simply relaxing in peaceful surroundings, the outdoor environment offers endless opportunities to embrace a slower pace of life while still providing the perfect backdrop for entertaining.

Combining generous proportions, exceptional versatility and an effortless flow between its living spaces, this is a home that adapts beautifully to every stage of family life. Offering comfort, sophistication and endless potential to create lasting memories, it presents a rare opportunity to enjoy an enviable lifestyle in a residence that is equally suited to grand entertaining, peaceful relaxation and the everyday moments that make a house truly feel like home.







Travel Information

2.9 miles from Yarmouth to Lymington Ferry Terminal
16.6 miles from Fishbourne to Portsmouth Ferry Terminal
15.4 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 Club & Spa, Freshwater	1.9 miles
Freshwater Bay Golf Club, Freshwater	1.5 miles
West Wight Sports & Community Centre	0.6 miles
1Leisure Medina & Theatre, Newport	12.6 miles

Healthcare

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
South Wight Medical Practice, Brighstone	01983 740219

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	11.9 miles 01983 822099

Education

Primary Schools	
Brighstone C of E Primary School, Brighstone	01983 740285
Shalfleet C of E Primary School, Shalfleet	01983 760269
Freshwater & Yarmouth C of E Primary School, Freshwater	01983 760345
St Saviour's R C Primary School, Totland	01983 752175
Freshwater Early Years Centre, Freshwater	01983 755287

Secondary Schools/Colleges	
Christ The King Upper College, Newport	01983 537070
Carisbrooke College, Newport	01983 861222
Medina Collage, Newport	01983 526523
Cowes Enterprise College, Cowes	01983 203103
Island Innovation VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522917
St. Georges, Watergate Road, Newport	01983 524634
St Catherine's, Grove Road, Ventnor	01983 852722

Entertainment

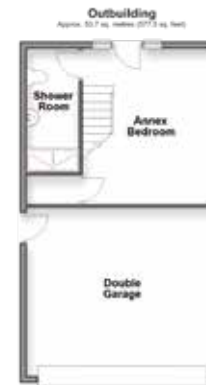
Restaurants / Bars
The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay

The Vine Inn, Freshwater
The Hut, Freshwater
Three Bishops Inn, Brighstone
The Cow, Tapnell
The Crown Inn, Shorwell
The Sun Inn, Hulverstone
On The Rocks, Yarmouth

These bars and restaurants are available within a 15-minute drive 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
Isle of Wight Pearl - Chale
Carisbrooke Castle – Carisbrooke
Appuldurcombe House - Wroxall
Isle of Wight Pearl Centre – Brighstone
Dimbola Museum and Galleries & Tea Room – Freshwater



GROUND FLOOR

Entrance Hallway	12' x 11'10"
Study / Bedroom 6	13'2 x 11'11"
Sitting Room	20'1 x 15'1"
Shower Room	10' x 6'3"
Bedroom 5	15'10 x 11'
Dining Room	16'8 x 10'11"
Kitchen	13'4 x 9'
Breakfast Area	11'1 x 9'2"
Utility Room	14'2 x 4'4"
Conservatory	26'3 x 16'11"

FIRST FLOOR

Landing	
Bedroom 1	20'1 x 15'1"
Shower Room	6'8 x 6'
Bedroom 2	13'2 x 11'11"
En-Suite Shower Room	7'9 x 4'
Dressing Room	11'11 x 11'10"
Bedroom 3	14'6 x 13'8"
Bedroom 4	11'9 x 9'5"
En-Suite Shower Room	6'6 x 4'8"
Dressing Room	11'1 x 10'2"
Family Bathroom	10'11 x 9'5"

OUTBUILDING

Double Garage
Annex Bedroom
Annex Shower Room
Annex Kitchen / Living Space

OUTSIDE

Front Garden
Rear Garden
Driveway Parking

EPC Rating: D
Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

