

SPENCE WILLARD



Swains Edge, Swains Lane, Bembridge, Isle of Wight, PO35 5ST

*A substantial and beautifully presented family home offering generous accommodation, enclosed gardens, and a detached garage in a sought-after location close to the beach.*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK

01983 873000 [WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



Occupying a prime position on the highly sought-after Swains Lane, this attractive period house overlooking its private and enclosed gardens, now framed by a newly built wall with pillared entrance and gates is situated a short walk from the beach at Lane End. Swains Edge offers a wealth of light and spacious accommodation arranged over three floors and has been thoughtfully modernised throughout, including a characterful kitchen, well-appointed bath and shower rooms, landscaped gardens, and an excellent new detached garage.

There are up to six bedrooms, alongside flexible living spaces including an open-plan kitchen/dining room, separate sitting room, and an additional family room/snug. Boasting original period character and modernised interiors there are also plenty of practical features such as well-equipped boot room with utility facilities, outdoor shower, car charging point and plenty of storage throughout the house.

With the beach only a short walk away, Swains Edge occupies an enviable location for families or those seeking a holiday home, within one of Bembridge's most desirable residential lanes.

Swains Lane is a sought-after address, forming a section of the coastal path and within easy reach of the beach at Lane End and Swains. The surrounding coastline offers superb walking routes with far-reaching sea views, while the vibrant village of Bembridge provides an excellent range of local shops, cafes, restaurants, and sailing facilities. Bembridge Harbour and village amenities are all within easy reach, making this an ideal location for both permanent living and coastal escapes.

Accommodation

Ground Floor

Entrance

A traditional arched storm porch with space for log storage leads to the original timber front door with ornate glazing.

The welcoming hallway features high ceilings, fanlight glazing over the front door, ample space for coats, an understairs storage cupboard, and a W.C./cloakroom. Engineered oak flooring runs throughout the hallway and open-plan areas.

Sitting Room

A well-proportioned reception room with a deep bay window and window seat overlooking the garden. Timber double-glazed sash windows, built-in cupboards and shelving within the alcoves, and a fireplace with log-burning stove set on a tiled hearth.

#### Snug / Family Room

A versatile additional reception room enjoying a pleasant outlook over the entrance and veranda. Dual-aspect windows, picture rails, carpeted flooring, and an original (disconnected) fireplace.

#### Open-Plan Kitchen / Dining Room

A light-filled and sociable space with a range of handmade farmhouse-style units, combining under-counter and wall-mounted storage with oak and quartz stone worktops. The kitchen incorporates a large butler sink with mixer tap, integrated Bosch dishwasher, space and plumbing for an American-style fridge/freezer, and an electric range cooker with extractor over. Additional features include under-counter lighting, space for a freestanding island, a large dining table and seating area, and double doors opening onto the veranda.

#### Boot Room / Utility

A practical space providing generous hanging for coats, plumbing for stacked washing machine and tumble dryer concealed within a cupboard at the end, and a cupboard housing the gas-fired boiler.

#### First Floor

Carpeted stairs with original banister rise to a galleried landing with airing cupboard housing pressurised hot water cylinder.

There are three large double bedrooms on this floor, many enjoying a southerly or south-westerly aspect over the gardens. Two bath/shower rooms serve the bedrooms, including a beautifully appointed bathroom with a freestanding roll-top bath on ball-and-claw feet and a walk-in shower with teal tiling. The principal bedroom and bedroom two both benefit from integrated wardrobes.

#### Second Floor

A landing leads to two further double bedrooms, both with Velux windows with under-eaves storage. There is also a further room, currently arranged as a home office, which could serve as a smaller bedroom if required.





#### Outside

Swains Edge enjoys private and enclosed gardens with a striking pillared entrance incorporating pedestrian and vehicle gates, prepared for automation with power and lighting already in place.

The newly constructed garage provides excellent storage, including a boarded roof space, power and lighting, and handmade boat-shed style doors. Additional external features include an electric car charging point, outdoor shower, log and bin stores, and a superb south-west facing veranda ideal for outdoor dining and entertaining.

The gardens are predominantly laid to lawn with raised planter beds, while a gravel driveway provides parking for several vehicles.

#### Services

Mains electricity, water and drainage. Gas-fired central heating via a boiler located in the boot room, with an unvented hot water cylinder in the first-floor airing cupboard. Heating is delivered via radiators. Electric car charging point installed. Ultrafast fibre broadband is available.

#### EPC

Rating C

#### Council Tax

Band E

#### Tenure

The property is offered freehold

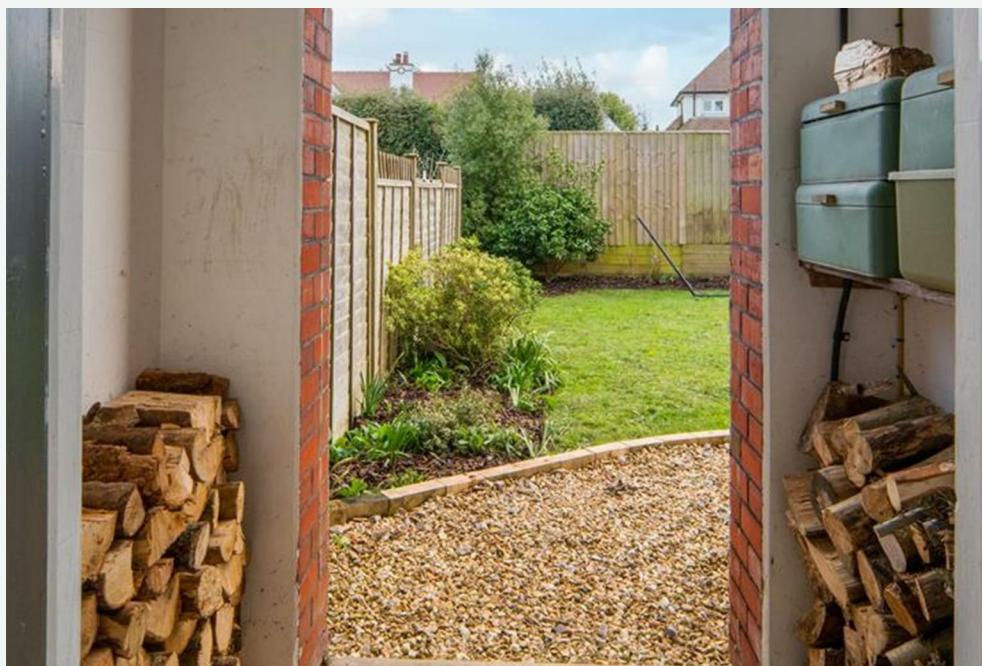
#### Postcode

PO35 5ST

#### Viewings

Strictly by appointment through the sole agents.





## Swains Edge

Approximate Gross Internal Area  
2357 sq ft - 219 sq m



### 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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