

# Greenedge

Chale Green, Ventnor, PO38 2JR

**£695,000**  
FREEHOLD



Charming village cottage offering three double bedrooms, a spacious one-bedroom annexe, beautiful gardens, garages, and a large driveway in a peaceful setting, presenting an exceptional opportunity for those seeking a rural lifestyle.

- Charming farmhouse-style detached cottage
- Potential to put your stamp on
- Stunning countryside views to Hoy's Monument
- Peaceful, rural village location
- Beautiful, sunny rear garden
- Three double bedrooms
- Opportunity for a self-contained annexe
- Garage or workshop space and driveway
- Countryside walks on the doorstep
- Short drive to amenities and Newport town

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

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Built approximately 300 years ago, this historic stone cottage blends original character with modern living. The accommodation comprises a porch leading into a cosy living room, which provides access to both the snug and the kitchen at the rear. The kitchen enjoys lovely views over the garden and also leads to a ground-floor bedroom and bathroom. Stairs from the living room rise to the first floor, where there are two additional bedrooms, one of which benefits from an en suite.

Attached to the cottage is a further section of accommodation consisting of an entrance hall, living/dining room, bedroom, and kitchenette – offering excellent potential to become fully self-contained.

The rear garden creates a wonderful private outdoor space, mostly laid to lawn and complemented by mature planting and countryside views. The large front driveway provides parking for several vehicles and leads to the garage/workshop.

Chale is a popular rural village on the south coast of the Isle of Wight, moments from the dramatic coastline of the West Wight. Newport, with its full range of shops and amenities, is just a ten-minute drive away. Greenedge is perfectly positioned for exploring some of the Island's finest countryside and unspoilt beaches. Nearby, the renowned Wight Mouse Inn and several other eateries are easily reached. Bus Route 6 Southern serves the village, providing convenient links to Newport, Ventnor, and surrounding villages, while the Yarmouth-Lymington ferry is less than half an hour away.

#### **Welcome to Greenedge**

Set back behind a generous village green, this beautiful family home enjoys a large front driveway and a pathway leading to the entrance.

#### **Porch**

With windows to both sides, this useful porch provides storage for coats, boots, and outdoor wear after countryside walks, and opens into the living room.

#### **Living Room**

A warm and inviting space featuring traditional cottage character, including a brick fireplace as a focal point. A window to the front aspect offers attractive views over the garden, village green, and downs beyond. An interior window looks into the kitchen-diner.

#### **Snug**

A cosy additional reception room featuring wall panelling, a ceiling beam, and an open fire – perfect for colder evenings. An open doorway leads into the kitchen-diner.

#### **Kitchen-Diner**

Filled with natural light from rear windows, a Velux, and sliding doors to the garden, this spacious kitchen offers ample storage and integrated appliances, including an electric oven and hob. There is space for dining furniture, and the sliding doors give direct access to the garden.

A rear hall from the kitchen leads to a double bedroom and bathroom, as well as two useful storage cupboards.

#### **Bedroom One**

Conveniently located on the ground floor, this generous double bedroom benefits from built in wardrobes offering plenty of storage and a lovely window to the front aspect.

#### **Bathroom**

Fully equipped with a bath, separate shower cubicle, WC and a unit incorporating a hand basin, this fabulous bathroom is neutrally finished and benefits from an obscure glazed window to the rear aspect.



### **First Floor Landing**

Benefitting from a window to the front aspect with lovely views over the front garden and the downs beyond, this space boasts a characterful balustrade and leads to two further bedrooms, one with an en-suite.

### **Bedroom Two**

Offering plenty of storage from two built-in cupboards, this double bedroom features a window to the front aspect and is neutrally finished.

### **Bedroom Three**

Currently utilised as a study, this double bedroom features built-in wardrobes as well as access to an en-suite shower room. With a window to the front aspect, enjoying morning sunshine, this lovely room continues the neutral décor.

### **En-Suite Shower Room**

Fitted with a shower cubicle, the shower room offers a WC and a vanity hand basin and is enclosed by a handy pocket door.

### **Annexe Accommodation**

Attached to the property, but offering its own entrance, this fantastic annexe space has potential to be utilised in several ways, including overflow accommodation, a self-contained annexe, or even integrated as part of the main house. With its own gated driveway and rear garden, the annexe also has income potential for those looking for investment opportunities.

### **Annexe Entrance Hall**

From the gravelled driveway, a pathway leads up to the front door and into the entrance hall. The neutrally decorated space provides access to the accommodation within the annexe.

### **Annexe Lounge-Diner**

Spacious and naturally light, this fabulous room offers triple aspect windows to the front, side, and rear, and benefits from ample space for dining and living furniture. With a characterful feature fireplace, the space benefits from a large sliding door to the rear, which leads out to a garden. The room also features characterful ceiling beams.

### **Annexe Kitchenette**

Fitted with a range of storage cabinets, this space could be transformed into a fully operating kitchen, creating self-contained accommodation, and also benefits from a stable door and a window to the rear. The space could also be utilised as an additional bedroom.

### **Annexe Bedroom**

With a window to the front aspect, this double bedroom benefits from built-in storage and neutral décor.

### **Annexe Bathroom**

Benefitting from a shower cubicle, a WC, and a pedestal hand basin, this handy shower room offers an obscure glazed window to the rear.

### **Gardens**

Enjoying sunshine for most of the day, this wonderful garden benefits from a patio which spans the rear of the property and a couple of steps lead up to the lawn area. Beautifully kept and maintained, the lawned area boasts a lovely pond to one side and enjoys several outbuildings, including several sheds and a greenhouse. Looking out onto wonderful fields beyond the garden, the outside space is home to plenty of countryside birds and mammals, which often visit the garden.

### **Garage/Workshop**

Offering a fantastic space to utilise in a number of ways, this handy space could be used for storage or as a workshop.



### **Driveway**

With ample space for multiple cars, the gravelled driveway benefits from an in-and-out set-up providing parking for several vehicles. There is also access to the garage/workshop from here too.

Green Edge Cottage presents a fantastic opportunity to acquire a charming farmhouse-style cottage situated in a rural village, with annexe potential. A viewing is highly recommended by the sole agent, Susan Payne Property.

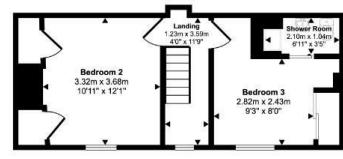
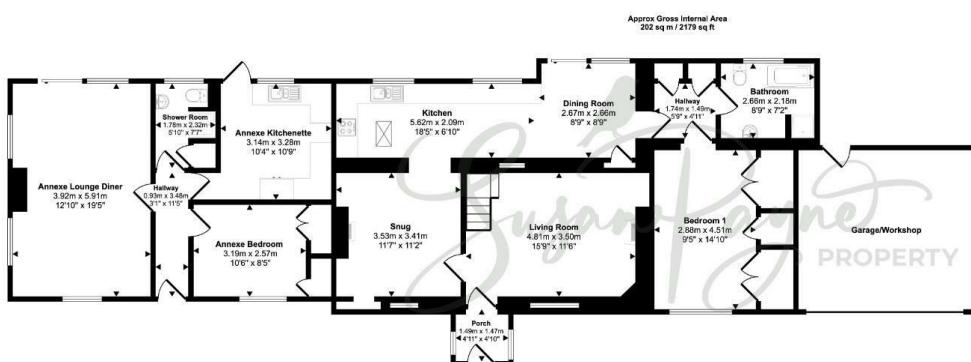
### **Additional Details**

Tenure: Freehold

Council Tax Band: E (approx. £2,977.03 pa – Isle of Wight Council 2025/2026)

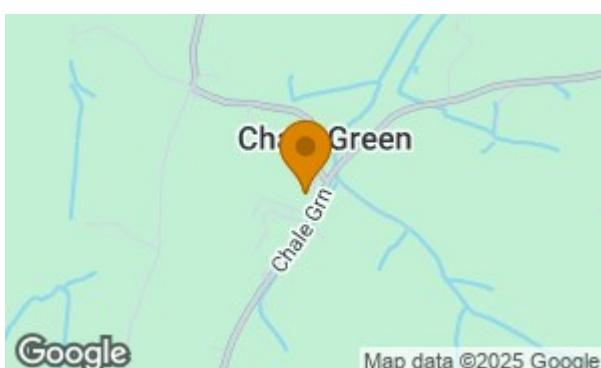
Annexe Council Tax: B (approx. £1,894.47 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity, calor gas central heating



Ground Floor  
Approx 169 sq m / 1824 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

#### Agent Notes:

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