



- The Last Remaining Hamstead at Lily Cross Farm
- Large Rear Garden Not Overlooked
- Predicted EPC A - Super Energy Efficient Home

- 4 Double Bedrooms & Located On The Edge of The Development
- 10 Year Build Warranty and Captiva Exclusive 2-Year Defect Warranty
- Nominated for Residential Development of the Year 2025 at the South Coast Property Awards
- Stunning Countryside Views from Main Living Spaces
- PV (solar panels), Air Source Heat Pump & Underfloor Heating
- Award Winning Development for Build Quality

Plot 11, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

£599,999

Plot 11 is the last remaining Hamstead, offering the last chance to own our largest four bedroom home in the heart of Godshill. This beautifully designed detached property combines space, style, and flexibility, with a flowing kitchen, family, and dining area that opens into a formal sitting room. Set in an exclusive position, the home enjoys sweeping views across the surrounding countryside, creating a truly idyllic backdrop for modern family living. Upstairs, four generous double bedrooms provide comfort for the whole family, with the option to create a fifth in the future. Outside, a large garden and double garage enhance the appeal, while the home's private plot position ensures both charm and convenience.

Set within the postcard perfect village of Godshill, residents enjoy a welcoming centre with shops, bus links, and excellent places to eat and drink. The location is ideally placed between Newport, the Island's principal town with its extensive shopping and services, and Shanklin, a popular coastal destination. Surrounded by footpaths and bridleways, the development offers endless opportunities to explore the countryside and connect with nearby villages. With its spacious design, idyllic setting, and breathtaking views, Plot 11 blends modern family living with rural charm — the perfect new home on the Island.



Accommodation

Entrance Hall

Built in Storage

Cloakroom W.c.

Living Room

14'4 x 14'3 (4.37m x 4.34m)

Kitchen/Family/Dining

33' x 14'1 (10.06m x 4.29m)

Dining Room

10'2 x 9'6 (3.10m x 2.90m)

Landing

Built in Storage

Bedroom 1

15'3 x 10'1 (4.65m x 3.07m)

En Suite Shower Room

Bedroom 2

14'0 x 10'1 (4.27m x 3.07m)

Bedroom 3

10'4 x 10'1 (3.15m x 3.07m)

Bedroom 4

10'1 x 9'1 (3.07m x 2.77m)

Bathroom

8'4 x 5'6 (2.54m x 1.68m)

Gardens

The gardens will be landscaped and laid to lawn

Integral Double Garage

With two up and over doors, power and lighting.

Driveway Parking

Tenure

Freehold



Council Tax

TBC

Flood Risk

Very low risk

Broadband Connectivity

Openreach and Wightfibre networks. Up to ultrafast fibre available.

Mobile Coverage

Coverage includes EE & O2. Limited coverage from Three and Vodafone.

Construction Type

Cavity wall. Timber frame

Services

Unconfirmed electric, water and drainage.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

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



FIRST FLOOR

Bedroom 1
4660mm x 3090mm
15'3" x 10'1"

Bedroom 4
3090mm x 2770mm
10'1" x 9'1"

Bedroom 2
4260mm x 3090mm
14' x 10'1"

Bathroom
2570mm x 1710mm
8'4" x 5'6"

Bedroom 3
3170mm x 3090mm
10'4" x 10'1"



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniels Harrison Surveyors £50, Connells Surveyors £100.

 187 High Street, Ryde, Isle of Wight, PO33 2PN
 Phone: 01983 611511
 Email: ryde@wright-iw.co.uk



Viewing: Date Time