



Stone Meadows  
Weston Lane | Totland | Isle of Wight | PO39 0HE

# SELLER INSIGHT

“ Totland Bay offers a blend of natural beauty, tranquillity, and coastal charm—an ideal setting for anyone seeking a relaxed seaside lifestyle.

Located on the picturesque west coast of the Isle of Wight, it is renowned for its clear turquoise waters, sweeping coastal views, and peaceful sandy-and-shingle beach.

The bay's gently curving shoreline is backed by a seawall and lush greenery, creating a sheltered, scenic environment perfect for swimming, strolling, or simply unwinding by the water. Its coastline is dotted with groynes and framed by wooded slopes, giving the area a secluded, almost untouched feel that appeals to both residents and visitors.

The area enjoys a wonderfully relaxed atmosphere, with far reaching views across the Solent and some of the most spectacular sunsets on the island. A charming pub and café sit along the seafront, offering the perfect vantage point to watch boats moor offshore or to enjoy an evening meal as the sun dips below the horizon.

Beyond the beach, Totland Bay provides easy access to some of the Isle of Wight's most iconic attractions. The dramatic chalk stacks of The Needles, the colourful sands of Alum Bay, and the rolling heathland of Headdon Warren are all close by, offering endless opportunities for walking, sightseeing, and outdoor adventure. The village of Totland itself adds to the appeal, with local shops, cafés, and amenities that make day to day living both convenient and enjoyable.

Altogether, Totland Bay combines natural beauty, community warmth, and coastal serenity—making it an exceptional location for a holiday home, investment property, or permanent seaside residence.”\*

\* 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

## Stone Meadows

Set within 9.87 acres of beautifully arranged paddocks and accompanied by an excellent range of outbuildings, this impressive modern residence offers a rare opportunity for buyers seeking both contemporary living and an idyllic rural lifestyle. Tucked away along a peaceful country lane on the outskirts of Totland Bay, the property enjoys sweeping, far reaching views across open countryside, creating a sense of privacy, tranquillity, and connection to nature that is increasingly hard to find.

Constructed just ten years ago, the home has been thoughtfully designed to maximise its exceptional setting. A generous block paved driveway provides ample parking for numerous vehicles, while a gated secondary drive leads directly to the extensive land, ideal for those with equestrian interests or requiring easy access for larger vehicles and equipment.

The accommodation has been cleverly arranged with the main living spaces positioned on the first floor, allowing the principal rooms to take full advantage of the panoramic outlook. A bright and welcoming entrance hall sets the tone, with natural light pouring in and doors leading to the principal reception areas. The triple aspect sitting room spans the full depth of the home, offering an inviting and versatile space where the countryside becomes a living backdrop. Whether relaxing with family or entertaining guests, the uninterrupted views over the paddocks and rolling fields create a truly special atmosphere.

Equally impressive is the kitchen-dining room, also extending the full length of the property. Fitted with an extensive range of cream cabinetry, the kitchen provides abundant storage within both wall and floor units, along with space for a range style cooker and a full height fridge freezer. An integrated dishwasher adds convenience, while the dining area, positioned to the rear to capture the best of the scenery, comfortably accommodates a large family table. Completing this level is a practical utility room with a WC, ideal for managing outdoor gear or day to day household tasks.

The ground floor is dedicated to two luxurious double bedrooms, each thoughtfully designed to provide comfort, privacy, and a boutique style feel. Both bedrooms benefit from walk in dressing rooms and beautifully appointed ensuite shower rooms, featuring generous walk in enclosures, modern sanitaryware, and contemporary tiling. A door from this level opens onto a large raised deck, perfectly positioned for morning coffee, evening relaxation, or simply enjoying the peaceful rural surroundings.

The formal gardens are predominantly laid to lawn, framed by mature shrubs and hedgerows. Beyond, the land unfolds into a series of well maintained paddocks currently arranged for equestrian use. A timber stable block with three stalls, along with a detached outbuilding used as a store and workshop, provides excellent facilities for horses, hobbies, or additional storage.

This exceptional property combines modern comfort with rural charm, offering a lifestyle of space, privacy, and endless possibilities.







### Travel Information

3.6 miles from Yarmouth to Lymington Ferry Terminal  
 17.4 miles from Fishbourne to Portsmouth Ferry Terminal  
 16.2 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](http://www.islandbuses.info)

### Leisure Clubs & Facilities

The West Bay Club & Spa, Freshwater	2.5 miles
Freshwater Bay Golf Club, Freshwater	2.2 miles
West Wight Sports & Community Centre	1.4 miles
Royal Solent Sailing Club, Yarmouth	3.6 miles

### Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	12.7 miles 01983 822099

### Education

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

Secondary Schools/Colleges	
Christ The King Upper College, Newport	01983 537070
Carisbrooke College, Newport	01983 861222
Medina College, Newport	01983 526523
Ryde with Upper Chine School, Ryde	01983 562295
Ryde Academy, Ryde	01983 567331
Island Innovation VI Form Campus, Newport	01983 522886
Isle of Wight College	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  
 Bay Café, Totland Pier  
 Highdown Inn, Totland Bay

The Piano Café / Restaurant, Freshwater Bay  
 The Vine Inn, Freshwater  
 The Hut, Freshwater  
 The Cow, Yarmouth  
 The Sun Inn, Hulverstone  
 On The Rocks, Yarmouth  
 Horse & Groom, Ningwood

These bars and restaurants are available within a 10-minute radius of this home

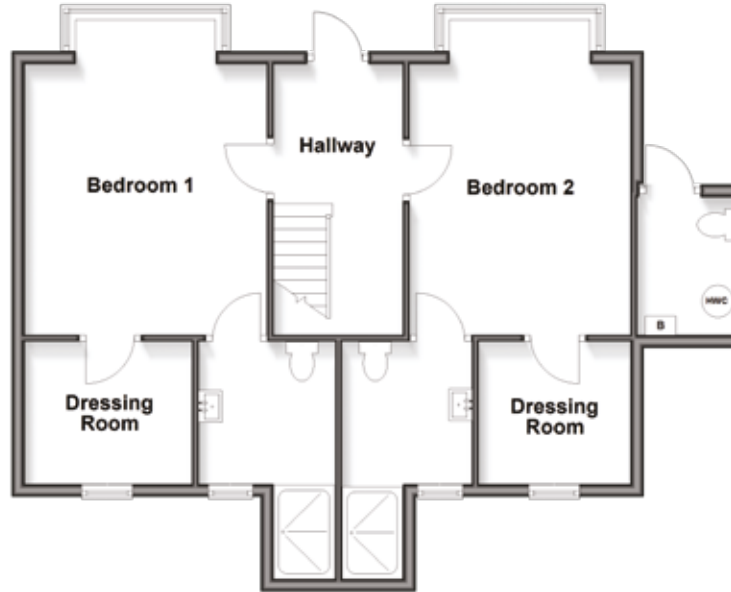
### Local Attractions / Landmarks

Totland Bay Pier, Totland Bay  
 Blackgang Chine - Blackgang  
 Tapnell Farm - Yarmouth  
 Fort Victoria Country Park - Norton  
 St Catherine's Oratory - Niton  
 The Needles Landmark Attraction - Alum Bay  
 Carisbrooke Castle - Carisbrooke  
 Isle of Wight Pearl Centre - Brighstone  
 Dimbola Museum and Galleries & Tea Room - Freshwater  
 Mottistone Manor - Mottistone  
 Farringford Historic House & Gardens - Freshwater

**Upper Ground & First Floor**  
Approx. 87.6 sq. metres (727.2 sq. feet)



**Lower Ground & Ground Floor**  
Approx. 70.8 sq. metres (761.6 sq. feet)



**UPPER GROUND & FIRST FLOOR**

- Entrance Porch
- Hallway
- Sitting Room 21'3 up to bay x 12'6
- Kitchen / Dining Room 21'2 up to bay x 11'4
- Utility Room 6'6 x 5'5

**LOWER GROUND & GROUND FLOOR**

- Landing
- Bedroom 1 14'1 up to bay x 12'6
- Dressing Room 8'8 x 6'9
- En-Suite Shower Room 6'10 x 6'9
- Bedroom 2 14' up to bay x 11'4
- Dressing Room 7'7 x 6'9
- En-Suite Shower Room 6'10 x 6'9

**OUTBUILDINGS**

- Workshop
- Storage Area
- Stable 1
- Stable 2
- Stable 3

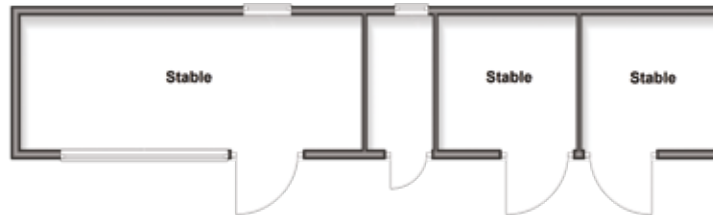
**OUTSIDE**

- Front Garden
- Driveway
- Rear Garden
- 9.87 Acres

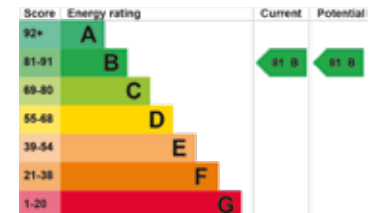
**Outbuilding 1**  
Approx. 46.0 sq. metres (495.3 sq. feet)



**Outbuilding 2**  
Approx. 41.3 sq. metres (444.6 sq. feet)



Council Tax Band: D  
Tenure: Freehold



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:



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