



Price

£475,000
Freehold

Sheepwash Lane, Godshill, Isle of Wight,
PO38

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9.7 miles from Fishbourne to Portsmouth Ferry
11.3 miles from East Cowes to Southampton Ferry
16.3 miles from Yarmouth to Lymington Ferry

A charming 1930s cottage with sweeping countryside views, expansive gardens and a beautiful orchard tucked away on the outskirts of Godshill, offering space, character and a rural lifestyle.

Charming semi-detached cottage offering character and comfort

Peaceful rural position with sweeping views

Large rear garden bordered by open fields

Additional 0.45 acre orchard with established fruit trees

Two reception rooms plus large conservatory

Ample parking within its private





Set within peaceful countryside on the outskirts of Godshell, this beautifully preserved 1930s semi detached cottage offers an appealing combination of character, comfort and generous outdoor space. With far reaching rural views and an impressive orchard extending to nearly half an acre, it provides a rare opportunity to enjoy a lifestyle deeply connected to nature while remaining close to village amenities. Inside, the home is warm and inviting, with two well proportioned reception rooms that create flexible spaces for everyday living. Whether used for quiet relaxation, family time or entertaining, each room carries the charm and practicality expected of a traditional cottage. A bright conservatory enhances the living space further, offering a tranquil spot to enjoy the garden outlook throughout the year. The country style kitchen is both functional and full of character, supported by a substantial utility room that provides valuable additional storage and workspace. Together, these rooms cater comfortably to modern living while retaining the home's timeless appeal. A well appointed shower

room completes the ground floor accommodation.

Upstairs, three bedrooms offer comfortable accommodation for family members or guests, each enjoying their own aspect over the surrounding landscape. Externally, the property excels. A block paved driveway provides parking for several vehicles, a welcome advantage in this rural setting. The expansive rear garden is bordered by open fields, creating a sense of privacy and tranquility. Its size and outlook make it ideal for gardening, outdoor dining or simply unwinding in the fresh air. The orchard at the front, measuring approximately 0.45 acres, is home to a variety of established fruit trees and adds both beauty and productivity to the grounds.

With mains electricity, shared private water supply, rainwater harvesting and an air source heat pump, the property blends traditional charm with thoughtful, sustainable features. Viewings are warmly welcomed for those seeking a peaceful countryside retreat with exceptional outdoor space.

What the owner says...

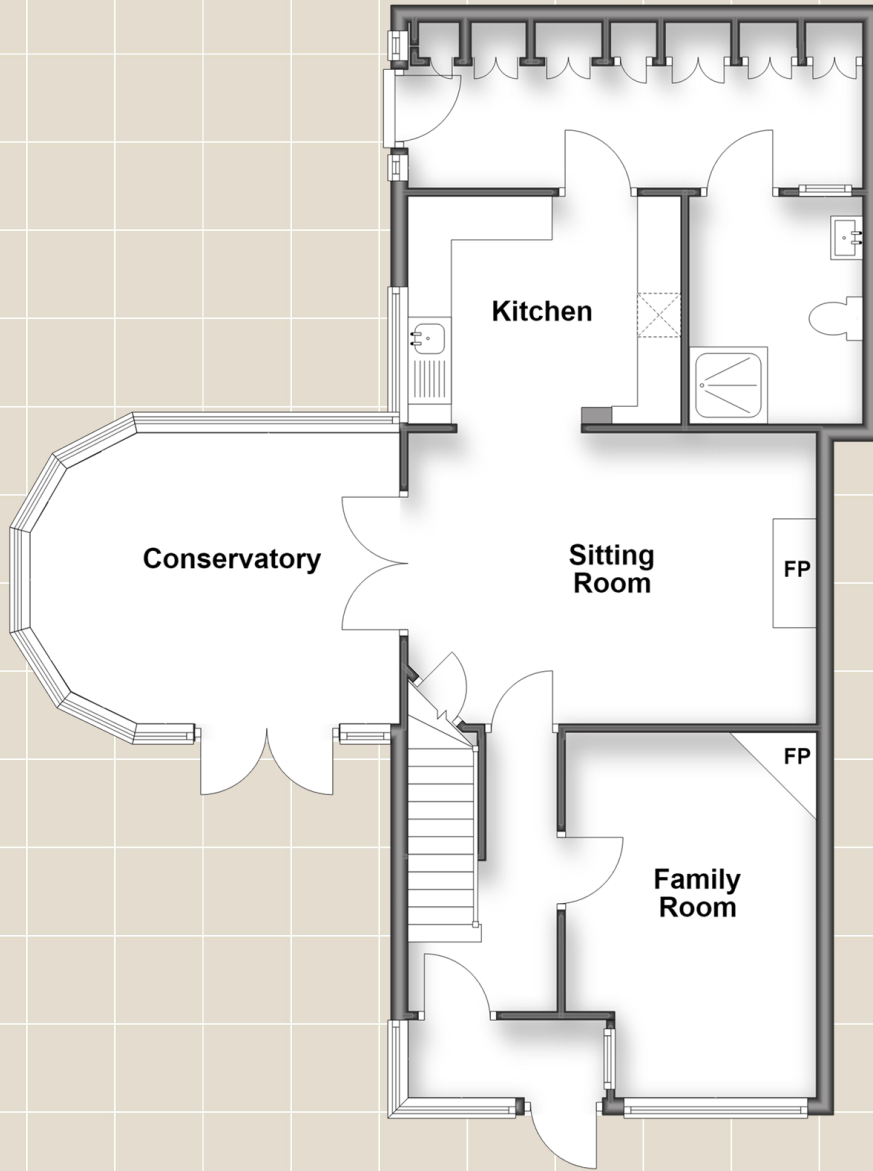
"When viewing Woolsack Cottage for the first time, we instantly fell in love with the countryside setting, the far reaching views from the back garden towards The Pepperpot and Hoys Monument, the tranquility, and the stunning walks straight from our doorstep. One of my favourite walks has to be up to Stenbury Down and Worsley Monument, where there are almost 360 degree views across the Isle of Wight.

Our children have loved growing up here, growing vegetables in the garden, riding their bikes down the quiet lane, making elderflower cordial from the hedgerows, and enjoying the freedom that country life brings. Watching the seasons change has been a real joy, from spring blossom and birdsong to colourful autumn sunsets over the surrounding countryside.

Despite its peaceful, rural feel, Woolsack Cottage is perfectly placed to enjoy some of the Island's most beautiful beaches, coastal walks and villages, giving us the best of both worlds. It has been a truly special family home, full of wonderful memories, and we hope its next owners will enjoy it just as much as we have."

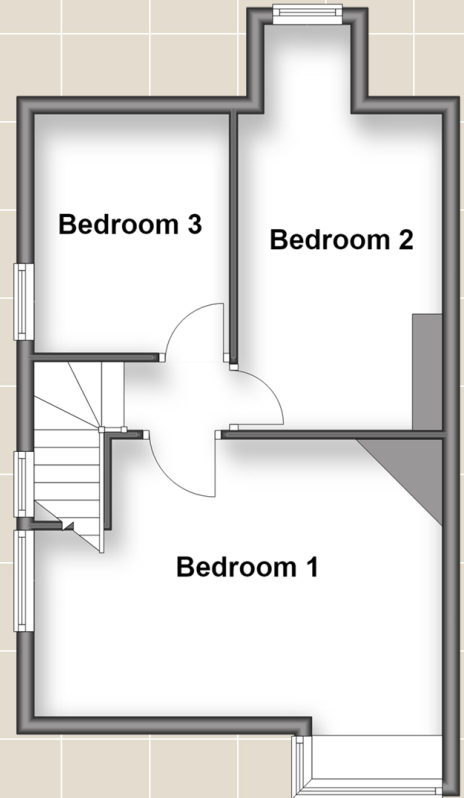
Ground Floor

Approx. 74.4 sq. metres (800.5 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

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