

SPENCE WILLARD



Primrose Cottage, Kings Road, Bembridge, PO35 5NB

A particularly attractive, semi-detached character cottage offering stylish interiors and a convenient location and enclosed, private south-facing garden with annexe.

VIEWING

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This charming cottage features open-plan reception space, two generously sized double bedrooms, and an additional ensuite annexe all of which has been exquisitely refurbished. The interior boasts an expertly styled range of hand-carved finishes, storage options and textiles and is presented beautifully, with an attractive palette of pastel colours and original materials. Additional Features include a stone outdoor terrace, vintage-style radiators, a handmade kitchen, tongue-and-groove clad walls, and an eclectic mix of lighting and soft furnishing throughout.

Set back from the road behind a courtyard with glimpses of the sea, the property offers a particularly private garden at the rear. The garden is enclosed with fencing lined by flowering jasmine and includes a raised lawn for relaxing. At the far end of the garden sits a detached summer house style annexe with an en-suite shower room, providing additional accommodation space with twin beds, heating, power, and lighting.

The cottage is situated in an enviable position on Kings Road which provides easy access to the pretty village centre with its array of cafes, restaurants, pubs shops and amenities in addition to a butcher, florist, bakery, coffee shop, fishmonger, pharmacist and farm shop. It is just a few minutes' walk from the house to the quiet of Ducie Beach or Bembridge Harbour's sailing clubs, seafood restaurants, boat yards and mooring facilities. There are also numerous coastal paths and beaches close by. High speed links to the mainland are 7 miles away via Ryde and include the hovercraft (a ten minute crossing) and fast catamaran.

Accommodation

Ground Floor

Entrance

Timber and glazed porch with tiled flooring leads to a timber front door.

Sitting Room

Original painted floorboards in putty grey run throughout the ground floor, providing authentic character. This room features a Charnwood log-burning stove, hand carved booth seating under the stairs, and a log store nestled in the alcove. A window overlooks the front aspect. One wall is finished with tongue-and-groove cladding.

Dining Room and Kitchen

An open-plan family space includes a dining area and a serving hatch to the sitting room. Patio doors provide access to the garden. The kitchen showcases a vaulted ceiling and a range of handmade units crafted by an Isle of Wight artisan. Finished in a clay pink shade, it includes an oven, four-ring gas hob, a Butler sink with a vintage-style hot and cold mixer tap, under-counter fridge, built-in shelving, and pendant lighting.

Utility Room

An extended, compact yet versatile space adjacent to the kitchen with a further range of handmade cupboards with shelving, plumbing and space for a washing machine and integrated dishwasher, wall-mounted laundry racks, and stable doors providing garden access.

Shower Room

Cleverly designed with a large walk-in shower featuring natural tiled surrounds, a bespoke vintage wall-mounted sink with a metallic scallops shell basin, W.C. and a heated towel rail.

First Floor

A carpeted staircase leads to two generous double bedrooms, each enjoying garden, front, or distant sea views. The main bedroom includes a built-in wardrobe and feature wallpaper.

Outside

To the front, there is a seating area behind a Portuguese laurel hedge and a small terrace with a bin store to the side. At the rear, a large patio offers an excellent southerly aspect, ideal for outdoor dining and entertaining. The raised lawn extends between dense jasmine-covered boundary fencing (with in built irrigation) The annexe at the garden's end is insulated, with power and lighting, currently arranged with twin beds and an en-suite shower room that contains a large walk-in power shower, wall-mounted wash basin, and W.C.

Services

The property benefits from mains electricity, water, and drainage. Heating is provided by a gas-fired boiler located in the utility room cupboard, delivered by newly fitted vintage style radiators through radiators.

Tenure

The property is offered freehold. Please note, there is right of access for the neighbouring property through the garden via side gates, allowing emergency access and waste removal.

EPC

Rating D

Council Tax

Band C

Postcode

PO35 5NB

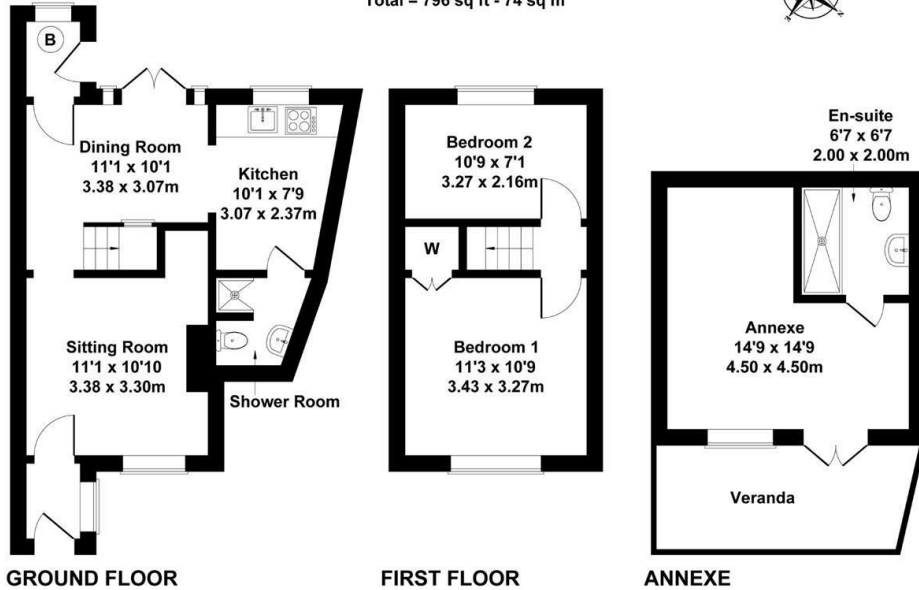
Viewings

Strictly by prior appointment via the sole selling agent, Spence Willard.



Primrose Cottage

Approximate Gross Internal Area
 House = 581 sq ft - 54 sq m
 Annex = 215 sq ft - 20 sq m
 Total = 796 sq ft - 74 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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