



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# Kemming Cottage

Kemming Road, Whitwell, PO38 2QX



**£675,000**  
FREEHOLD



Dating back to circa.1800's, Kemming Cottage presents an exciting opportunity to acquire a beautiful cottage set within a peaceful location with a lovely garden, driveway parking and a separate annexe.

- Charming early 19th century cottage
- 5 bedrooms (3 bedroom cottage plus 2 bedroom annexe)
- Beautifully maintained and restored
- Peaceful, semi-rural village location
- Local amenities nearby
- Second time on the market in 100 years
- Annexe with separate garden and offering income potential
- Stunning gardens with summerhouse
- Countryside and coastal walks on the doorstep
- Offered for sale chain free

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

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Lovingly maintained and beautifully updated over the nearly 40 years of ownership, this property presents an exciting opportunity to acquire a period cottage which has only been to the market twice within the last 100 years. The property has undergone a complete restoration, with the help of local builders, when the property was first purchased by the current owners and has since been beautifully maintained to showcase modern day living with characterful features. The cottage comprises a porch opening into a large entrance hall which provides access to the dining room, the utility room which continues to the kitchen and ground floor shower room, and to the living room which also opens into an additional bedroom/study. The stairwell from the entrance hall leads up to the first-floor landing and provides access to three double bedrooms and a large family bathroom. Outside is a wonderful patio which enjoys the morning sunshine, and the rest of the garden is mostly laid to lawn. The annexe is situated to one side and comprises an open plan living/dining area with a kitchen, plus there is access to two double bedrooms, a shower room, and a cupboard. It creates an exciting opportunity for multigenerational living, income potential, or for use as an office or storage. The property benefits from ramped access from the parking area to the rear door of the cottage.

The property benefits from nearby village amenities, including a highly regarded pub and a garage. Whitwell has many footpaths and bridleways running through it, offering access to wonderful country walks; outside the pub is a milestone for the Yar trail route that finishes in Bembridge where the Yar River flows into the harbour. The village hall enjoys many activities and events, including the Whitwell Village Show which takes place annually each summer. The popular village of Niton is about a five-minute drive away which provides a great range of facilities including local schools at pre-school and primary level, a well-stocked convenience store, a post office, a medical centre, pubs and a cafe, and a pharmacy. Southern Vectis bus route 6 links Whitwell with the towns of Newport and Ventnor, including intermediate villages. Additionally, the traditional seaside resort of Ventnor is located just a few miles away where you can enjoy the island's southernmost golden beach, a range of boutique shops, eateries and the delightful Victorian Promenade.

### **Welcome to Kemming Cottage**

The attractive stone-built property is accessed via a pedestrian gate with a few steps down at the front of the property. Additionally, there is a driveway to one side providing parking with additional access to the rear of the property.

### **Entrance Hall**

The traditional style door opens into the entrance hall which offers a spacious entry into the home and benefits from a log burner within a brick fireplace. The space benefits from a window to the front aspect, and the space is carpeted which continues through most of the property.

### **Dining Room**

Benefitting from dual aspect windows to the front and side, this fabulous dining room offers ample space for dining room furniture as well as providing access to the kitchen.

### **Kitchen**

Fitted with a range of wooden base and wall cabinets, the kitchen offers plenty of storage as well as space and plumbing for a dishwasher. The light coloured worktops integrate a double sink and drainer as well as electric hobs with an extractor fan over. The focal feature of the room is the duck egg blue, oil fired, AGA which is situated in one corner of the room creating a warming feature within the cold winter month, and a fantastic addition for cooking family meals. There is end of counter space for an American size fridge freezer, plus space for a breakfast table, ideal for a quick snack or casual family dinners. With dual aspect windows to the rear and side, the space enjoys natural light whilst providing a wonderful view over the rear garden.



### **Utility Room**

Accessed from the entrance hall and the kitchen, this handy utility room also features a partially glazed door to the rear patio. With some fitted cabinetry, there is plumbing for a washing machine as well as ample space to create additional storage. A window to the rear aspect enjoys views over the garden.

### **Shower Room**

Beautifully updated with a modern suite, this ground floor shower room benefits from a large shower, a vanity hand basin, and a w.c which is surrounded by a marble effect wall tile and wood effect tile flooring. A small window to the rear aspect allows natural light into the space, plus the room is finished with a large chrome heated towel rail.

### **Living Room**

Stretching the width of the cottage, this fantastic living room offers space for all the family and benefits from a window to the side aspect and French doors lead out to the rear patio.

### **Study/Bedroom**

Currently set up as a studio, this space offers an additional space to utilise in a number of ways including a ground floor bedroom, snug or games room, or as an office space. The space is finished with a window to the front aspect.

### **First Floor Landing**

The carpeted stairwell from the entrance hall leads up to a spacious landing space which provides access to the first floor accommodation. The airing cupboard can be found here which houses the immersion tank.

### **Bedroom One**

Benefitting from dual aspect windows to the front and side enjoying sunshine for most of the day, this generous double bedroom offers ample space for bedroom furniture as well as a vanity hand basin in one corner. The space enjoys characterful beams and deep windowsills as well as neutral décor and carpet.

### **Bedroom Two**

Also enjoying generous proportions, this double bedroom is situated at one end of the house and features triple aspect windows to the front, rear and side. A step up to the side allows access to two storage sections plus it would make an ideal little office space.

### **Bedroom Three**

Currently utilised as a single bedroom, the room enjoys a window to the front aspect with plenty of space for bedroom furniture. The space also features two transom windows to the side filling the landing with natural light.

### **Family Bathroom**

Generously proportioned for a family bathroom, the space comprises a bath, a separate corner shower cubicle, a pedestal hand basin, and a w.c. A large window to the rear aspect enjoys views over the garden and floods the space with natural light. A large cupboard offers storage space.

### **Garden**

This sunny garden benefits from a large patio to the rear of the home that makes an ideal spot for dining al fresco style or to enjoy the morning sunshine for breakfast. A path from the patio leads down the garden that is mostly laid to lawn and is planted with a variety of mature trees and shrubs. There are two sheds and a large summerhouse which benefits from a decking area to the front making it the perfect spot to enjoy views over the garden, and the peaceful surroundings.

### **Annexe**

The annexe is situated to one side of the property, formerly the garage.



### **Annexe Open Plan Living and Kitchen Space**

Making up most of the annexe space, this open plan space is made up of the dining space, living space, and the kitchen area which is naturally lit by several windows to the front and side aspects. The kitchen is made up of a variety of base, wall and tall cabinets finished in a modern cream colour. Integrated appliances include an electric oven, electric hobs, and an undercounter fridge plus there is plenty of storage. The annexe benefits from underfloor heating throughout which not only maximises wall space but keeps the rooms cosy.

### **Annexe Shower Room**

Fitted with a modern suite comprising a large walk in shower, a vanity hand basin, and a w.c, this space is neutrally tiled with an obscure glazed window to the rear aspect. The space is heated by a chrome heated towel rail.

### **Annexe Bedroom One**

Boasting French doors to the side and a window to the rear, this double bedroom benefits from direct access to the annexe garden and has ample space for bedroom furniture.

### **Annexe Bedroom Two**

This double bedroom enjoys natural light from the dual aspect windows to the front and side.

### **Annexe Garden**

Mostly laid to lawn, this sunny garden is fully enclosed and benefits from a paved area which is ideal for dining al fresco style plus there are a few steps up to a grassed area with some trees. This makes the ideal, private spot for holiday guests or multigenerational living.

### **Parking**

The property benefits from driveway parking to one side which could facilitate parking for up to 4 vehicles. Additional on-road parking can be found on Kemming Road and surrounding roads if required.

Kemming Cottage presents a fantastic opportunity to acquire a beautiful cottage with flexible accommodation that has been beautifully maintained over the years. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

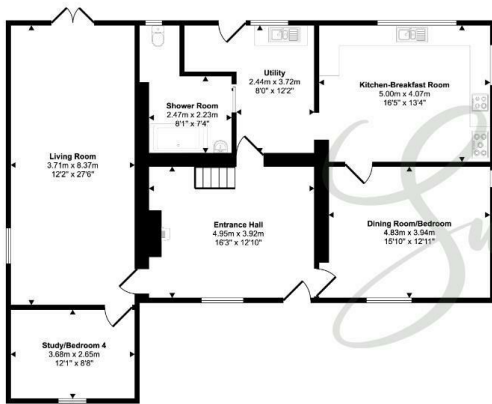
Tenure: Freehold

Council Tax Band: F (approx. £3,493.04 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity, oil central heating

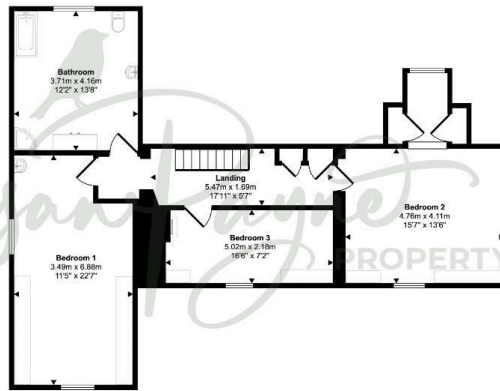


Approx Gross Internal Area  
287 sq m / 2872 sq ft

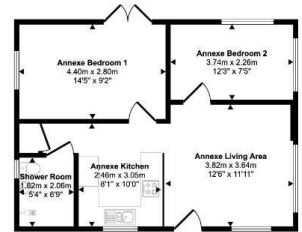


Ground Floor  
Approx 127 sq m / 1379 sq ft

Denotes head height below 1.5m

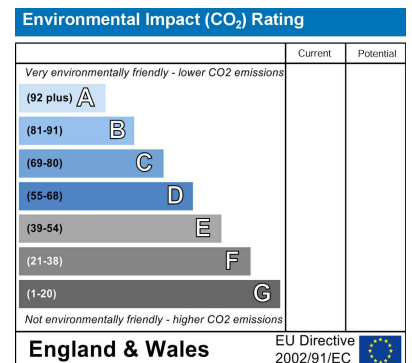
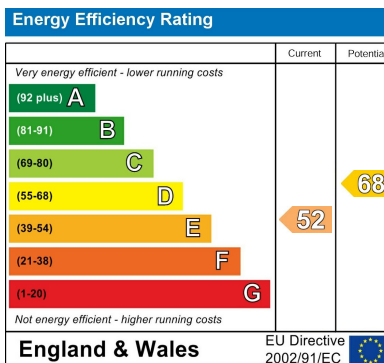


First Floor  
Approx 86 sq m / 926 sq ft



Annexe  
Approx 58 sq m / 626 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 misstatement. Lines of items such as bathroom suites are representations only and may not look like the real items. Made with Meta Sproppy 360.



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