



Larachbeg  
Wellow Top Road | Ningwood | Isle of Wight | PO41 0TL

FINE & COUNTRY

# Seller Insight

“ We moved here about 12 years ago and have been very happy here but we feel it is now time to move to the mainland to be nearer our children. Although the garden included some beautiful trees and shrubs when we bought the place, over the years we have developed the garden to become the wonderful haven it is today.

We enjoy the peace and tranquility, the views towards Hamstead, and the ability to walk along the many public footpaths and bridleways that surround us. Even though we are in the country, it is only 200 yards' walk to catch a bus to Yarmouth, ten minutes away, or Newport is about 20 minutes in the opposite direction where we have the full range of shops, supermarkets and venues one would expect for the main town on the Island. Of course, we are surrounded by the sea and the nearest beaches are only a very short drive away.

In Ningwood itself we have The Horse and Groom pub and a good primary school. In Shalfleet, still less than a mile away, there is an excellent village shop which sells a good range of local produce. Yarmouth, with its ferry port and marina, provides easy access to "the mainland" and includes a 16th century castle, a Grade II listed pier and hotels, pubs, restaurants, cafés and individual shops. For the visiting youngsters, Tapnell Farm Park, Fort Victoria and The Needles are close by.\*

\*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

## Larachbeg

If stunning views in a rural location and a beautiful mature garden are top of your list of attractions when it comes to buying a new home then this charming and unusual chalet bungalow built in 1929 should tick all the right boxes. It nestles behind a hedge on a quiet lane, on the route of the Island's Cycle Trail, on the outskirts of the village of Ningwood, not far from Yarmouth.

It sits in the midst of approximately half an acre of delightful gardens and is approached via a driveway leading to the garage, a car-port/log store, the front garden and an off-road parking area as well as to the front door. The entrance hall contains two useful storage cupboards, a utility room off and a sliding door to the unusual, five-sided kitchen. This high-quality kitchen was installed by the current owners and has a tiled floor with underfloor heating, a central island and a door to the garden. There are attractive units housing Bosch appliances: an induction hob, a conventional fan oven, a microwave oven, an integrated fridge freezer and a dishwasher.

A stable door from the kitchen provides access to the beautiful open plan lounge/dining area with its solid oak flooring and an impressive central brick fireplace with a log burner that keeps the entire room warm and cosy. At the far end there is a door to the main bedroom which has French doors giving a wonderful view of the garden, a dressing area and a fully tiled en suite bathroom with a bath and wet room facilities. Also off the lounge is a bedroom currently in use as a study and another door opens on to an inner hall with a double bedroom, a family bathroom and stairs up to another double bedroom. This whole area could be set aside for guests, elderly relatives or adult children looking for a bit of independence or could provide additional income as an air bnb.

Outside there are delights wherever you look. Over the patio is a charming pergola while much of the rest of the garden is laid to lawn with some impressive mature trees, gorgeous shrub and flower beds, a small orchard, and areas that have been designed as a haven for wildlife including a large goldfish pond. An insulated cabin with power and lighting makes an excellent office for anyone working from home, while the partly insulated summerhouse with its own patio area is just the place to enjoy a drink in the early evening sunshine. There is also an attached storage shed suitable for a ride-on-mower.







#### Travel Information

4.1 miles from Yarmouth to Lymington Ferry Terminal  
 11.2 miles from West Cowes to Southampton Ferry Terminal  
 11.7 miles from Fishbourne to Portsmouth 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

Freshwater Golf Club, Freshwater	5.5 miles
Yarmouth Sailing Club, Yarmouth	4.1 miles
West Wight Sports Centre, Freshwater	5.7 miles
Medina Leisure Centre, Newport	7.8 miles

#### Healthcare

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
Yarmouth Surgery, Yarmouth	01983 758998
Medina Healthcare, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	7.6 miles (01983 822099)

#### Education

Primary Schools  
 Freshwater Early Years Centre, Freshwater  
 St Saviour RC Primary School, Totland  
 Yarmouth CE Primary School, Yarmouth  
 Shalfleet CE Primary School, Shalfleet  
 Hunnyhill Primary School, Newport

#### Secondary Schools/Colleges

Christ The King College, Newport  
 Carisbrooke College, Newport  
 Medina College, Newport  
 Island Innovations VI Form Campus, Newport  
 Ryde School with Upper Chine (Private), Ryde  
 Isle of Wight College, Newport

#### Assisted Learning Schools

Medina House School, Newport  
 St. Georges School, Newport  
 St Catherine's School, Ventnor

01983 755287  
 01983 752175  
 01983 760345  
 01983 760269  
 01983 522506

01983 537 070  
 01983 524651  
 01983 526523  
 01983 522886  
 01983 562229  
 01982 526631

01983 522 917  
 01983 524 634  
 01983 852722

#### Entertainment

Sun Inn, Calbourne  
 Horse & Groom, Ningwood  
 New Inn, Shalfleet  
 Blacksmith Arms, Calbourne  
 On the Rocks, Yarmouth  
 Off The Rails, Yarmouth  
 The Wheatsheaf, Yarmouth  
 Salty's, Yarmouth

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

#### Local Attractions / Landmarks

Carisbrooke Castle, Carisbrooke  
 Fort Victoria, Yarmouth  
 Yarmouth Castle, Yarmouth  
 The Needles Pleasure Park, Alum Bay  
 The Needles Old Battery & New Battery, Alum Bay  
 Dimbola Museum & Galleries, Freshwater  
 Tapnell Farm Park, Yarmouth  
 Farringford House (Home of Lord Tennyson), Freshwater

### Ground Floor

Approx. 143.3 sq. metres (1542.8 sq. feet)



### First Floor

Approx. 19.8 sq. metres (213.5 sq. feet)



### GROUND FLOOR

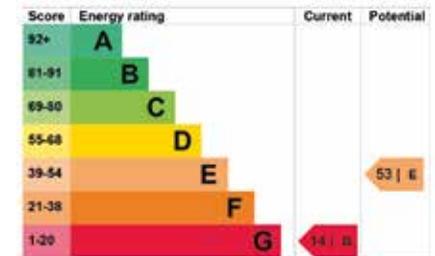
Entrance Hall	
Utility Room	
Kitchen	13'1 × 12'1
Dining Area	16'2 × 15'4
Lounge	21'3 × 9'7
Inner Hallway	
Bedroom 2	12'2 × 11'1
Bathroom	6'8 × 6'7
Bedroom 4 / Sitting Room	12' × 8'5
Bedroom 1	15'9 × 13'5
En-Suite Bathroom	11'10 × 8'8
Walk in Wardrobe	13'5 × 5'1

### FIRST FLOOR

Landing	
Bedroom 3	12'9 × 9'

### OUTSIDE

- Driveway Parking
- Detached Garage
- Large Gardens
- Cabin
- Workshop / Storage Shed





Fine & Country

Tel: +44 (0)1983 520000

[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)

28 St James Street, Newport, Isle of Wight PO30 1HY

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fineandcountry.com™