



Dunollie
Granville Rise | Totland Bay | Isle of Wight | PO39 0DX

FINE & COUNTRY

Seller Insight

“ We fell in love with this quirky characterful cottage when we first saw it and have enjoyed refurbishing it to become the delightful home it is today. However, we now feel it is time to downsize. The area is very quiet and peaceful but it is only a short stroll to the picturesque beach at Totland Bay or to Tennyson Down which is a great place for a walk with the dog. Indeed, there are wonderful walks that take you along to the Needles and Afton Downs and, if you are interested in nature, there are some wonderful rare plants or species of wildlife including red squirrels, rare butterflies and kestrels you might see along the way.

It is not far to Yarmouth that, as well as the ferry port and marina, includes a 16th century castle, a Grade II listed pier that provides views across The Solent and a raft of restaurants, bars and individual shops. There is also nearby Tapnell Park and Fort Victoria Park.”*



*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

Dunollie

This charming and unusual detached cottage is just over a quarter of a mile from the seafront at Totland Bay. It is tucked away at the end of a long drive that is flanked by a large lawn and high hedging, providing privacy and security. It has been completely refurbished in the past seven years and now offers light and bright, spacious accommodation including an impressive detached building that could be used as a studio, office or games room/bar.

The entrance lobby opens straight into the impressive open plan kitchen/diner with French doors to the garden, a box bay window and wood flooring that flows through most of the building. The attractive units house an oven and hob as well as a butler sink and washing machine while still leaving plenty of space for a large table and chairs where you can happily entertain friends and family. The charming lounge includes a fireplace with a log burning stove that you can cosy up to on a cold winter's evening but it also has double doors to the impressive conservatory that is a great place to relax in the warmer weather.

This floor also includes a double bedroom and a contemporary bathroom that is ideal for elderly relatives or guests who find the stairs difficult, while upstairs there are two further double bedrooms with vaulted ceilings and a shower room.

Outside there is a large lawn area interspersed with trees and bushes as well as seating areas including an impressive pergola covered decked terrace and a patio outside the conservatory. The long drive provides off road parking.







Travel Information

2.6 miles from Yarmouth to Lymington Ferry Terminal
17.3 miles from Fishbourne to Portsmouth Ferry Terminal
15.5 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

Leisure Clubs & Facilities

The West Bay Country Club & Spa, Norton	1.8 miles
Freshwater Bay Golf Club, Freshwater	2.5 miles
West Wight Sports & Community Centre, Freshwater	0.9 miles
Medina Leisure Centre, Newport	13.1 miles

Healthcare

Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater –	01983 758998

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	12 miles (01983 822099)
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Education

Primary Schools
Brighstone C of E Primary School, Brighstone
Yarmouth C of E Primary School, Yarmouth
All Saints C of E Primary School, Freshwater
Shalfleet C of E Primary School, Shalfleet
St Saviour's R C Primary School, Freshwater
Freshwater Early Years Centre, Freshwater

Secondary Schools/Colleges

Ryde Academy, Ryde
Christ The King Upper College, Newport
Carisbrooke College, Newport
Ryde Private School, Ryde
Island Innovation VI Form Campus, Newport
Isle of Wight College

Learning Assisted Schools

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
Clatterford Tuition Centre, Newport
Thompson House Tuition Centre, Newport

01983 740285
01983 760345
01983 753267
01983 760269
01983 752175
01983 755287

01983 567 331
01983 537 070
01983 861 222
01983 562 295
01983 522886
01982 526 631

01983 522 917
01983 524 634
01983 524 680
01983 539 967

Entertainment

The Waterfront Bar & Restaurant, Totland Bay
Highdown Inn, Totland Bay
The Piano Café / Restaurant, Freshwater Bay
The Vine Inn, Freshwater
The Hut, Freshwater
The Wheatsheaf, Yarmouth
Off the Rails, Yarmouth
The Sun Inn, Hulverstone

These bars and restaurants are available within a 15-minute radius of this home

Local Attractions / Landmarks

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
Appuldurcombe House - Wroxall
Isle of Wight Pearl Centre - Brighstone

Ground Floor

Approx. 77.0 sq. metres (829.3 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



GROUND FLOOR

Entrance Lobby
Kitchen/Diner 22' up to bay x 18'5 max
Lounge 12' x 12'
Conservatory 12' x 8'
Bedroom 3 12'2 x 8'5
Bathroom

FIRST FLOOR

Landing
Bedroom 1 14'5 x 9'
Bedroom 2 11'3 x 10
Shower Room

OUTSIDE

Detached Studio
Front Garden
Rear Garden
Shed
Driveway Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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