



Scotchells  
Newport Road | Apse Heath | Isle of Wight | PO36 9PJ

FINE & COUNTRY



# Seller Insight

“ We fell in love with the cottage the moment we saw it some eight years ago and we also liked the privacy that the trees and grounds provided, but we were still able to get to Morrisons supermarket in three minutes! At the time the cottage was in a somewhat parlous state and we could not live there until it had been refurbished and rewired. It was a delight to bring this cottage back to its former glory and we have loved every minute of our time here. It has also been wonderful for entertaining and we even held our daughter's wedding here recently.

However, we have decided to move nearer to our children and hope that new owners will enjoy this home as much as we have. The outbuilding has been on the site for more than 50 years so we think that it will be quite easy to get planning permission to convert it so there is plenty of potential to develop the overall property further.

The position is ideal because, although we are hidden away, the main road is at the bottom of the drive and there are buses in either direction. We are less than two miles from the delightful seaside resort of Shanklin including the beach that was winner of the Beach of the Year Award in the Countryfile Magazine in 2019. The Old Village is charming with its thatched cottages, independent shops, restaurants and pubs, while the Shanklin Theatre provides a variety of professional and amateur shows for evening entertainment. Sandown is not far away and it also offers a range of shops, restaurants, schools as well as its historical pier and wildlife sanctuary. For sporting enthusiasts there is the local golf and rugby clubs and plenty of places for a good walk.”\*

\* 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

## Scotchells

You could not fail to fall in love with this fairy tale detached cottage built in 1914 the moment you first see it. With its immaculate thatched roof, high chimney stacks, curved dormer windows and attractive front door, it is the ultimate 'chocolate box' cottage, where you can envisage the likes of Hansel and Gretel emerging from at any moment. This fairy tale feel is enhanced by the fact that the house is hidden from the road by mature trees and is surrounded by about 1.3 acres of grounds. It is accessed via a long drive that continues to become a wraparound driveway providing plenty of off-road parking.

Opening the front door, you realise that the inside is as fascinating and unique as the outside. It leads straight into the awe inspiring, dual aspect lounge with its exposed beams and unusual fireplace as well as the impressive staircase and oak panelling that continues upstairs. Guests will be delighted to enjoy a meal in the equally charming dining room with its exposed beams, oak panelled doors, original wood flooring and attractive fireplace.

It has a door to the galley style kitchen that includes a built-in oven and hob and an integrated dishwasher, as well as access to a utility room with an Aga, laundry facilities and a double shower room. This single storey extension has a charming door to the driveway and a new thatched roof. Also accessed from the galley kitchen is the superb light and bright family room with parquet flooring, a wall of windows with a vast bay window and French doors at the end. This provides excellent additional dining and seating areas and charming views.

More delights greet you as you walk to the top of the impressive stairs where the oak panelling continues and the stained-glass windows are a delightful surprise on the landing with its vaulted and beamed ceiling. This leads to the family bathroom and two double bedrooms that both have exposed beams with a 'Jack and Jill' dressing room in between. This could also make an excellent nursery or study.

Outside there is a 48ft barn / outbuilding that has been rewired. It was used as a workshop and storage but could always be converted into additional accommodation, an office or games room, subject to the necessary permissions. As well as the wraparound driveway there is a charming terrace for al fresco dining, swathes of lawn interspersed with trees and shrub beds, a beautiful pergola covered walkway and some delightful topiary hedging.











**Travel Information**

8.9 miles from Ryde Catamaran & Hover Travel Ferry  
8.9 miles from Fishbourne to Portsmouth Ferry Terminal  
10.5 miles from East 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

The Heights Leisure Centre, Sandown	1.4 miles
Medina Leisure Centre, Newport	7.1 miles
Sandown & Shanklin Golf Club, Sandown	2 miles
TJ's Gym & Fitness Studio, Sandown	1.1 miles

**Healthcare**

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
South Wight Medical Practice, Godshill	01983 840625
Grove House Surgery, Ventnor	01983 852427

**General Hospitals**

St Mary's Hospital, Parkhurst Road, Newport	8.6 miles (01983 822099)
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**Education**

Primary Schools  
Berryhill Pre School, Sandown  
The Bay Primary School, Sandown  
Broadlea Primary School, Sandown  
Newchurch Primary School, Newchurch  
Shanklin C of E Primary School, Shanklin

**Secondary Schools/Colleges**

The Bay Secondary School, Sandown  
Carisbrooke College, Carisbrooke  
Christ The King Upper College, Newport  
Medina College, Newport  
The Island Free School, Ventnor  
The Island VI Form, Newport  
The Isle of Wight College, Newport

**Learning Assisted Schools**

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

**Entertainment**

Merrie Gardens, Lake  
Fighting Cocks, Arreton  
White Lion, Arreton  
Pointers Inn, Newchurch  
The Taverners, Godshill  
Woods Kitchen, Godshill  
The Garlic Farm Restaurant, Newchurch

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

**Local Attractions / Landmarks**

Isle of Wight Zoo, Sandown  
Amazon World, Arreton  
Robin Hill Country Park, Downend  
Blackgang Chine, Blackgang  
Tapnell Farm, Yarmouth  
Carisbrooke Castle, Carisbrooke

01983 717363  
01983 403284  
01983 402403  
01983 865210  
01983 862444

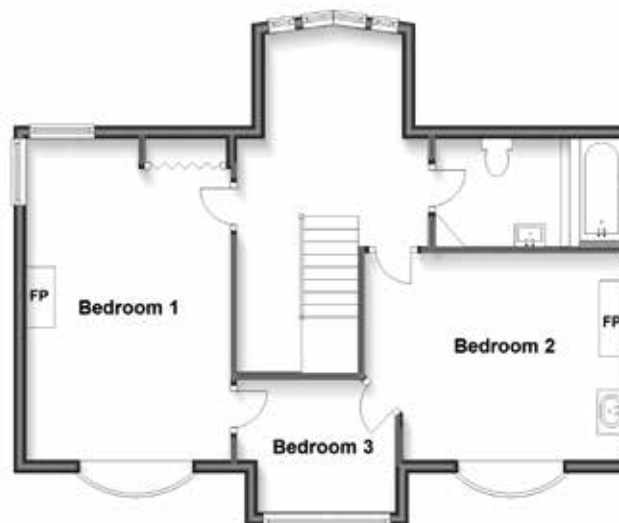
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01983 524 634  
01983 524 680  
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**Ground Floor**  
Approx. 106.2 sq. metres (1142.7 sq. feet)



**Split Level First Floor**  
Approx. 58.8 sq. metres (633.3 sq. feet)



## GROUND FLOOR

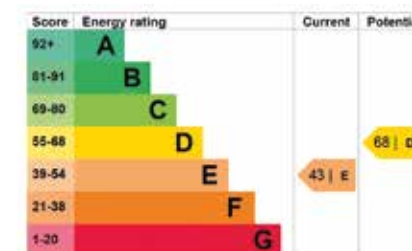
Lounge	17'11" x 17'11"
Dining Room	17'11" x 13'11"
Kitchen	20' x 4'10"
Utility	11'3" x 9'1"
Separate Toilet	
Shower Room	
Garden Room	18'6" into bay x 11'

## FIRST FLOOR

Landing	
Bedroom 1	18'1" x 10'11"
Bedroom 3 / Dressing Room	8'7" x 7'8"
Bedroom 2	13'11" x 11'7"
Family Bathroom	9'11" x 5'8"

## OUTSIDE

Long Gravelled Driveway  
1.3 Acres of Gardens  
48ft Outbuilding







Fine & Country  
Tel: +44 (0)1983 520000  
[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)  
28 St James Street, Newport, Isle of Wight PO30 1HY