



Pond Close Cottage  
Warlands Lane | Shalfleet | Isle of Wight | PO30 4NG



# Seller Insight

“The cottage has been in our family for more than 40 years and I have spent many happy holidays here over the years. It is quiet and peaceful with plenty of places to go for lovely walks and it is not far to the beach and only a short drive to Yarmouth. Shalfleet is a friendly village and includes the Horse and Groom pub, a good primary school and an excellent village shop selling a range of local produce.

As well as the ferry port and marina Yarmouth has 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

## Pond Close Cottage

This adorable cottage has instant appeal the moment you see it, with its chimney stacks, cathedral dormer windows and sloping lower roof. However, to fully appreciate everything this cottage has to offer you need to cross the threshold and enjoy the wonderful internal character features that abound wherever you look.

With its origins in the 16th century and the later additions built in the 1730s it was initially a milking parlour. However, it was subsequently converted into a charming family home and is located on a large corner plot in the delightful village of Shalfleet. The driveway and usual access is off Warlands Lane while a curved stone wall with a wrought iron gate on Church Lane leads to a large hard standing frontage and the front door.

This leads to a useful study or snug and the galley style kitchen with its range cooker, fitted units and stand-alone appliances including a dishwasher, washing machine and tumble dryer. This has open access to the beautiful dining room with exposed ceiling beams, a magnificent inglenook fireplace with a Bressumer beam and a working fire as well as French doors to the garden.

The dining room is matched by the charming lounge that also includes exposed ceiling beams and an inglenook fireplace with a working fire. It has useful built-in cupboards each side of the fireplace and French doors to the impressive conservatory. This more recent addition offers additional seating and dining areas with views across the garden. You will also find a family shower room and a cloakroom on the ground floor.

On the first floor there are three double bedrooms with vaulted ceilings and exposed beams including the main bedroom with its feature stone wall, fitted bedroom furniture and an en suite cloakroom.

The large garden has a vast terrace flanked by a lawn with shrub borders on one side. It continues as a path to the single garage and driveway passing a gravel shrub bed and a charming pond.











**Travel Information**

3.9 miles from Yarmouth to Lymington Ferry Terminal  
9.2 miles from West Cowes to Southampton Ferry Terminal  
10.7 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	6.4 miles
Yarmouth Sailing Club, Yarmouth	3.9 miles
West Wight Sports Centre, Freshwater	6.5 miles
Medina Leisure Centre, Newport	6.7 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 Ryde, Newport (5.7 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 V1 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**

Restaurants / Bars  
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  
The Hut, Colwell Bay

These bars and restaurants are available within a 15901-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

Hallway	
Lounge	14'5 x 12'9
Conservatory	14'5 x 11'3
Inner Hall	
Shower Room	
Study	9' x 6'
Cloakroom	
Utility Area	
Kitchen	13'8 x 6'2
Dining Room	14'2 x 11'11

#### FIRST FLOOR

Landing	
Bedroom 1	14'7 x 12'2
En-Suite Toilet	
Bedroom 2	11'3 x 10'
Bedroom 3	11'2 x 10'8

#### OUTSIDE

Front Garden  
Garage  
Driveway Parking  
Rear Garden



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

Council Tax Band: E  
Tenure: Freehold





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