



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

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 01983 755287
 St Saviour RC Primary School, Totland 01983 752175
 Yarmouth CE Primary School, Yarmouth 01983 760345
 Shalfleet CE Primary School, Shalfleet 01983 760269
 Hunnyhill Primary School, Newport 01983 522506

Secondary Schools/Colleges
 Christ The King College, Newport 01983 537 070
 Carisbrooke College, Newport 01983 524651
 Medina College, Newport 01983 526523
 Island Innovations V1 Form Campus, Newport 01983 522886
 Ryde School with Upper Chine (Private), Ryde 01983 562229
 Isle of Wight College, Newport 01982 526631

Assisted Learning Schools
 Medina House School, Newport 01983 522 917
 St. Georges School, Newport 01983 524 634
 St Catherine's School, Ventnor 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

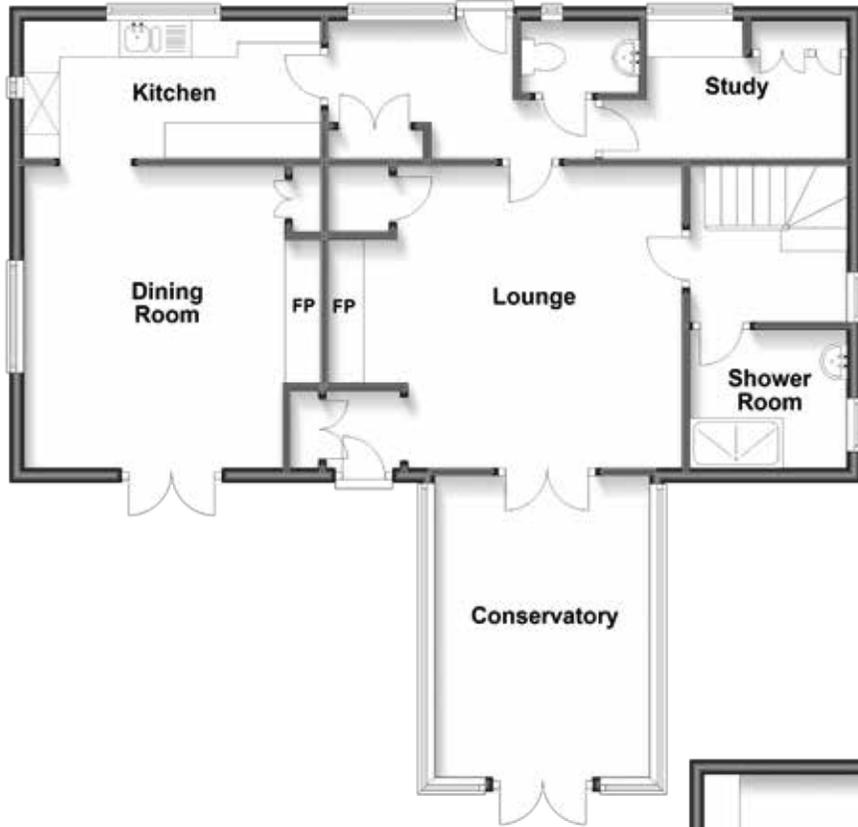
These bars and restaurants are available within a 15901-minute drive of this home

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

Approx. 84.3 sq. metres (907.6 sq. feet)



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

First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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