



Sweetwater Lodge
Westover | Calbourne | Isle of Wight | PO30 4JN

Seller Insight



We bought the lodge about 11 years ago as our holiday cottage. Everyone who has stayed here has fallen in love with it and enjoy the surrounding grounds including being able to go for wonderful walks in the woods.

The village of Calbourne is delightful with a very supportive community and the friendly Sun Inn pub. There is also the annual duck race in Winkle Street, the only working mill on the island and the 9th century church as well as the Westover cricket team for anyone who enjoys the sound of leather on willow.

We are only a few miles from Newport, Yarmouth and Freshwater while nearby Brighstone has some charming individual shops and Shalfleet includes the Horse and Groom pub, an excellent village shop selling a range of local produce and a good primary school.

*Freshwater includes Tesco's and other established shops as well as the Freshwater Bay Golf Club and the Freshwater Sports Club while Newport, as the island's county town, has a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is also a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. As well as the ferry port and marina Yarmouth 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

Sweetwater Lodge

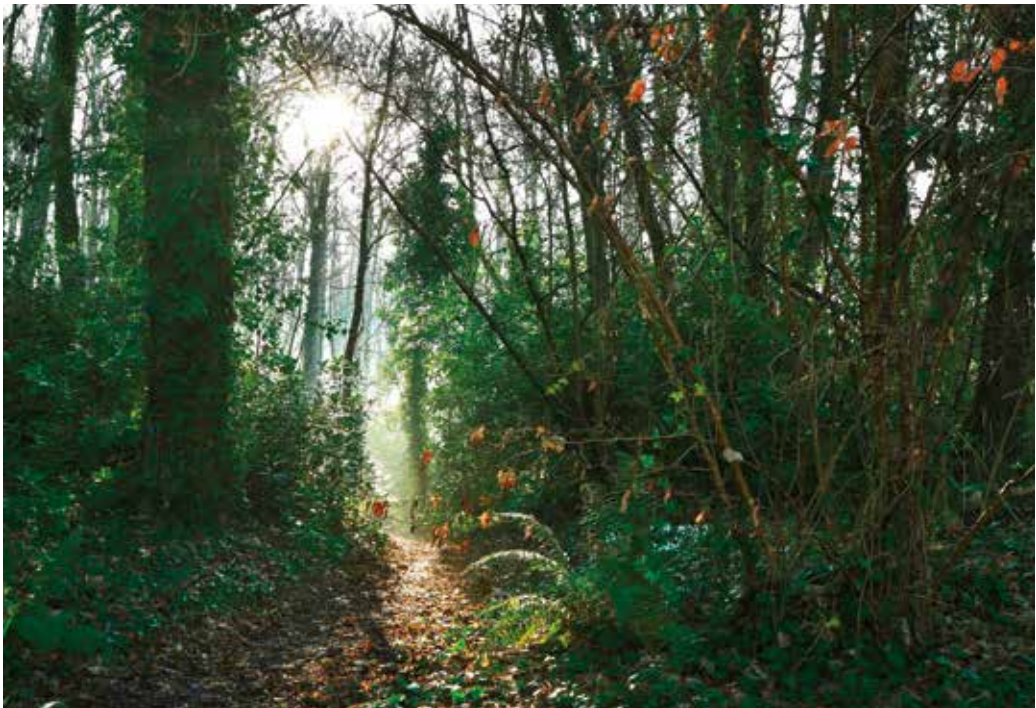
The words 'unique', 'adorable' and 'chocolate box' are often overused words to describe a thatched property but, as far as Sweetwater Lodge is concerned, they all apply. Surrounded by about three and a half acres of woodland and lawns this very special Grade II Listed property was designed by the famous Regency architect John Nash who built his own home on the island, East Cowes Castle. It was originally the lodge entrance to Westover House that was also designed by John Nash and once owned by Colonel Mouton-Barrett – a relative of the poet Elizabeth Barrett Browning.

With its partially circular exterior, arched thatched roof, stone walls with white brick window dressings, fascinating five-sided casement and leaded light windows and a brick chimneystack, not only does it have amazing kerb appeal but you could be forgiven for thinking you have walked into a fairy story. While the thatched well in the garden completes the picture.

A five-sided front door with a glass inset opens into the hall while a circular path leads to a secondary five-sided period door that goes directly into the charming light and bright, dual aspect lounge/dining room. The characterful curved kitchen, with its four windows providing plenty of natural light and a beam above the tiled fireplace, includes units housing a hob, oven, dishwasher, washing machine and fridge freezer. There is a spacious family bathroom and two double bedrooms including the main bedroom with fitted wardrobes.

Outside, the long drive provides off road parking while a spacious terrace is totally secure and ideal for children and pets as well as outdoor entertaining. There are also large lawn areas interspersed with shrub and hedge borders and a delightful summerhouse with lighting and electrics and a decked frontage. This is just the place to relax and enjoy the scenery that includes the woodland, pond and stream, which are a haven for wildlife including a variety of birds, ducks and red squirrels.







Travel Information

5.7 miles from Yarmouth to Lymington Ferry Terminal
10.6 miles from Fishbourne to Portsmouth Ferry Terminal
10 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

Medina Leisure Centre, Newport – 6.2 miles
Newport Golf Club, Newport – 6.8 miles
Freshwater Bay Golf Club, Freshwater – 5.3 miles
Fitness at Gurnard, Gurnard – 9.2 miles
West Wight Sports Centre, Freshwater – 5.4 miles

Healthcare

Doctors Surgeries
Brighstone Surgery, Brighstone 01983 740219
Brookside Health Centre, Freshwater 01983 758998
Carisbrooke Health Centre, Carisbrooke 01983 522150
Medina Health Care, Newport 01983 522198
Pyle Street Surgery, Newport 01983 523525

General Hospitals
St Mary's Hospital, Parkhurst Ryde, Newport 6.5 miles
01983 822099

Education

Primary Schools
Brighstone CE Primary School, Brighstone 01983 740285
Shalfleet CE Primary School, Shalfleet 01983 760269
Carisbrooke CE Primary School, Carisbrooke 01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke 01983 522747
Newport CE Primary School, Newport 01983 522826
Hunnyhill Primary School, Newport 01983 522506
Chillerton & Rookley Primary School, Chillerton 01983 721207

Secondary Schools/Colleges
Carisbrooke College, Carisbrooke 01983 524651
Christ The King Upper College, Newport 01983 537070
Medina College, Newport 01983 861222
Ryde Academy, Ryde 01983 567331
The Island VI Form, Newport 01983 522886
The Isle of Wight College, Newport 01982 526 631

Learning Assisted Schools:
Medina House, School Lane, Newport 01983 522 917
St. Georges, Watergate Road, Newport 01983 524 634

Restaurants/Bars

Sun Inn, Calbourne
Hewitts, Newport
Burrs, Newport
Blacksmith Arms, Calbourne
The Cow, Tapnell
Three Bishops Inn, Brighstone
The Crown Inn, Shorwell
The Sun Inn, Calbourne
The Horse & Groom, Shalfleet
The Eight Bells, Carisbrooke

These bars and restaurants are available within a 2 mile radius of this property.

Local Attractions / Landmarks

Isle of Wight Pearl Centre, Brighstone
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
Owl & Monkey Haven, Newport

Ground Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



GROUND FLOOR

| | |
|----------------------|-------------|
| Kitchen | 13'1 x 12'3 |
| Lounge / Dining Room | 14'1 x 11'2 |
| Inner Hallway | |
| Bathroom | 9'8 x 8'9 |
| Bedroom 2 | 10'5 x 8'10 |
| Bedroom 1 | 14' x 10'6 |

OUTSIDE

Extensive Driveway Parking
Front Garden
Rear Patio Area
3.5 Acres including private Copse



Council Tax Band: E
Tenure: Freehold



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

