

SPENCE WILLARD



Hilda Cottage, Lane End Road, Bembridge, Isle Of Wight, PO35 5SZ

In an idyllic situation this charming cottage with additional accommodation is in an ideal location with the beach at the end of the road

VIEWING

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Occupying a picturesque and sought-after setting less than 100m from the beach, Hilda Cottage is a beautifully presented and comprehensively modernised home offering stylish, flexible accommodation just moments from Lane End Beach and slipway.

The cottage has been thoughtfully refurbished throughout with exceptional attention to detail, including a superb open-plan kitchen and dining area that opens onto a landscaped, south-facing garden—perfect for entertaining and outdoor dining. The garden includes a charming summer house with power, lighting, water, and an en suite shower room, providing ideal guest or ancillary accommodation.

Inside, the attractive interiors include wooden floors, original sash windows, a log-burning stove, and a substantial kitchen with granite worktops and a breakfast bar. The ground floor also offers an entrance hall, cloakroom, and vaulted dining space. Upstairs are three double bedrooms with built-in wardrobes, a family bathroom with a freestanding bath, and a principal suite with a walk-in wardrobe and en suite shower room. The front of the property offers ample off-road parking and glimpses of the sea—perfect for launching a kayak or paddleboard. The gardens are enclosed and bordered by mature hedging, creating privacy and a tranquil outdoor setting.

Location

Hilda Cottage enjoys a superb location close to the coastal path, providing easy access to the Crab and Lobster Inn, Culver Down, the sailing club, and various beaches. The village itself offers a vibrant community and excellent local amenities, including independent shops, a butcher, bakery, coffee shop, and a fishmonger selling freshly caught seafood.

Bembridge is a haven for sailing enthusiasts, with two yacht clubs and extensive mooring facilities in its bustling harbour. The surrounding landscape is rich in downland and National Trust countryside, offering outstanding walking and panoramic views over the Solent and English Channel. Further amenities are available in nearby Ryde (7 miles) and Newport (13 miles), with high-speed links to the mainland via the Hovercraft and FastCat from Ryde.

Accommodation
Ground Floor

Entrance Hall

With cloakroom and plenty of space for shoes and coat storage.

Open-Plan Kitchen

With granite worktops and a large breakfast bar island, this is an excellent entertaining space. The kitchen also incorporates an integrated dishwasher, washing machine and tumble dryer, undermounted ceramic butler sink, space and plumbing for a range cooker within a redbrick inglenook, full-height fridge and freezer, and deep larder cupboards.

Dining Room

Flowing from the kitchen, this is an excellent space with vaulted ceilings, tiled floors, and dual-aspect windows and doors opening onto the terrace. It is perfect for entertaining and provides a fantastic family dining space.

Sitting Room

A particularly generous and substantial room, currently arranged in two parts: a cosy sitting area around the Charnwood log-burning stove and a study/seating area at the rear with window and door overlooking the garden.

First Floor

The first floor comprises three double bedrooms with built-in wardrobe storage, two of which overlook the front aspect. The family bathroom is particularly spacious, incorporating a freestanding roll-top slipper bath with ball-and-claw feet, shower, heated towel rail, wash basin, and W.C. The principal bedroom further benefits from a deep walk-in wardrobe and en suite shower room with W.C.

Outside

The expertly landscaped garden enjoys a sunny, southerly aspect, with a large sandstone terrace—perfect for outdoor entertaining—leading to a level lawn and secluded summer house, ideal for guests, home working, or letting. Mature hedging provides privacy, and the front driveway offers generous parking and a welcome view of The Solent at the end of the road. Irrigation for the potted plants and beds has been installed to assist with the relatively low-maintenance outside space.

There is extensive storage, including gated side access suitable for bikes and paddleboards. A shed, extending to the rear of the summer house, provides a generously sized, shelved store.

Summer House / Chalet

The summer house / chalet offers excellent ancillary space and is currently arranged as additional accommodation, with twin beds and an en suite shower room/W.C. power, water, drainage, and lighting are connected. The summer house benefits from its own decking to the front and could be enlarged or upgraded (subject to obtaining any necessary consents).

Additional Features & Holiday Letting

Hilda Cottage has been expertly prepared for use as a family home and holiday letting property. Recently upgraded to meet holiday let compliance and fire safety criteria, the property includes new internal fire doors, alarms, and lighting. A car charging port (installed 2023) with metered guest access is also in place.

Hilda Cottage has proven to be a highly successful holiday let, with optional chalet accommodation, modern interiors, low-maintenance gardens, and a refined finish providing a high-end holiday experience. The property is rated for business use, attracting no additional council tax, and enjoys a strong





record of repeat bookings, superb reviews, and impressive income. More information about the letting history is available from the agent.

Services: Mains electricity, gas, water, and drainage. Heating is provided by a gas-fired boiler and unvented cylinder (both located in the front bedroom wardrobe) and delivered via radiators. A car charging port (installed 2023) is available and can be metered for guest usage.

Tenure: The property is offered freehold.

EPC Rating: D

Council Tax
Currently under business rates and qualifies for small business relief.

Postcode: PO35 5SZ

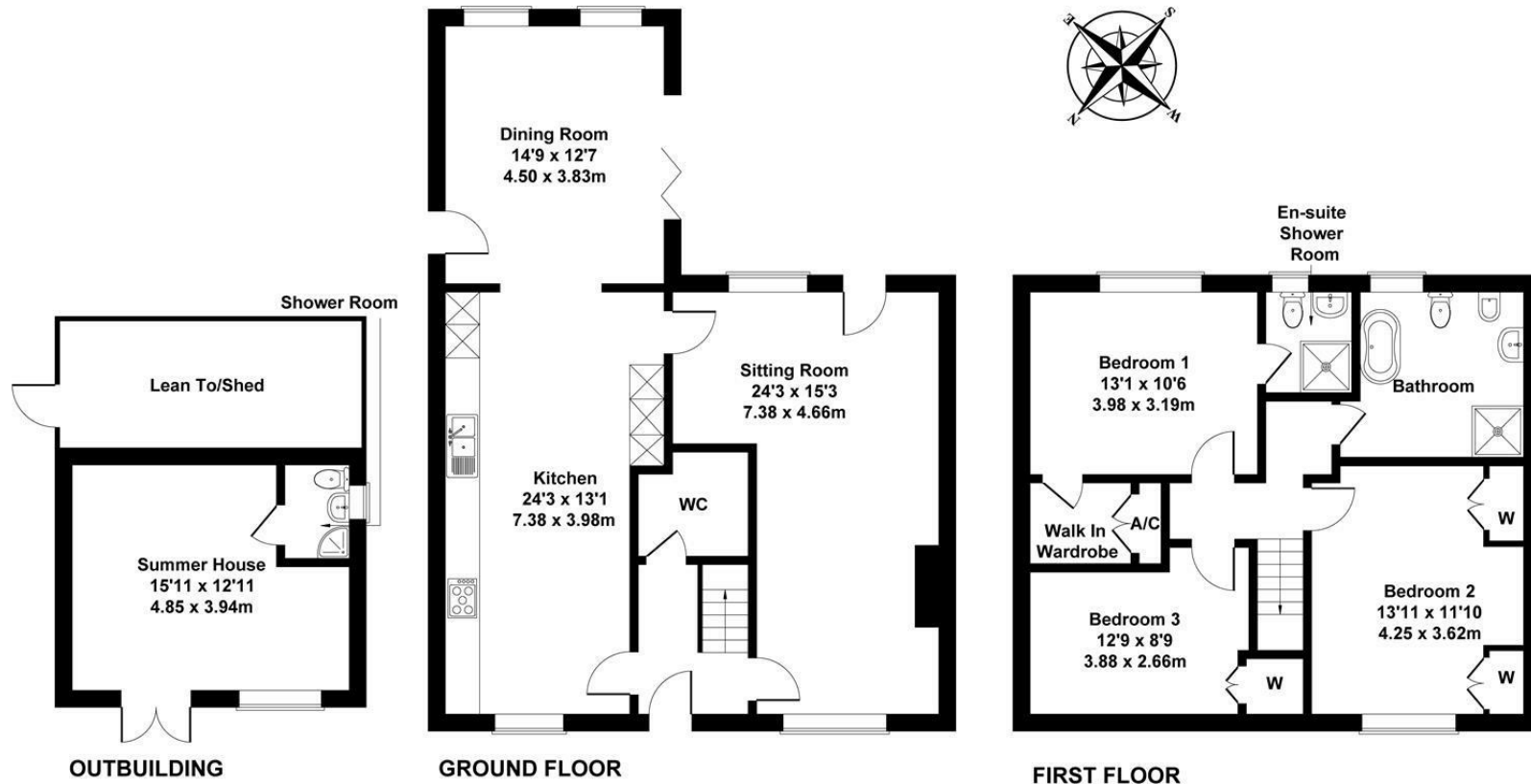
Viewings: All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





Hilda Cottage

Approximate Gross Internal Area
1765 sq ft - 164 sq m
(Excluding Lean To)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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