



Little Acres

Warlands Lane | Ningwood | Shalfleet | Isle of Wight | PO30 4NH

FINE & COUNTRY

SELLER INSIGHT

“ Nestled in the heart of the Isle of Wight’s scenic West Wight countryside, Shalfleet is a charming and historic village that offers a peaceful, rural lifestyle with excellent connections to the coast and nearby towns. Surrounded by rolling fields and woodland, the village is ideal for walkers, nature lovers, and those seeking tranquillity. At its centre is the Grade I listed St. Michael’s Church, parts of which date back to the 12th century, and The New Inn – a well-regarded traditional pub serving excellent local fare. Just a short distance from the stunning Newtown Creek National Nature Reserve and the beaches of Yarmouth and Colwell Bay, Shalfleet offers the best of both countryside and coast. With a strong sense of community and easy access to local amenities, it’s an ideal location for a relaxed yet well-connected island lifestyle.

We initially purchased this charming, detached bungalow on a superb plot because it offered the perfect rural setting for our family. From the start, we envisioned creating a multi-generational living space that could comfortably accommodate our growing family. Our goal was to design a main house with spacious rooms, flexible ground floor living areas, and ample space for entertaining—all while ensuring everyone had plenty of room to relax.

Our son and daughter-in-law were thrilled to secure planning permission for their own home within the grounds. This allowed us to live close by, while still enjoying the independence and privacy of separate homes. For families seeking a thoughtfully designed property that supports multi-generational living, the generous accommodation across both homes is sure to impress—without requiring anyone to compromise on space or comfort.*



* 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

Little Acres

Main Residence

The main house is a striking and generously extended home that seamlessly blends original character with contemporary luxury. Once a modest three-bedroom bungalow, the property has been thoughtfully transformed by the current owners into a spacious four-bedroom house, finished to a high specification throughout.

On the ground floor, the accommodation is exceptionally well-appointed and light-filled. A stunning open-plan kitchen and dining room forms the heart of the home, featuring a dual aspect and expansive bi-fold doors that open onto a large patio – perfect for entertaining or enjoying countryside views. Adjacent to the kitchen is a large walk-in pantry, offering ample storage.

Also on the ground floor are multiple versatile living spaces, including a sitting room, family room, snug, and a stylish bar – ideal for both everyday living and entertaining. A double bedroom with en-suite and dressing room completes the ground floor, along with a cloakroom.

Upstairs, the wide and inviting landing functions as a room in itself, complete with a charming window seat overlooking the rural vista. The principal suite includes an elegant en-suite shower room, while two further double bedrooms are served by a modern family bathroom.

Ancillary Residence

The second detached property is equally impressive, offering flexible and spacious accommodation across two floors. The ground floor includes a large modern kitchen-dining room, a generous lounge, playroom, family bathroom, and a substantial entrance hall. The first floor comprises three bedrooms, a family bathroom, and a separate shower room, making it ideal for guests or older relatives.

Outdoor Living and Grounds

Approached via a large gravel driveway with ample parking for numerous vehicles, the properties are discreetly positioned in an idyllic countryside setting. The rear grounds are divided into two private substantial garden areas, providing defined outdoor spaces for each home. Beyond these lies an enclosed paddock, currently used as a secure exercise area for dogs, but equally suited to small livestock or equestrian use.

With its flexible accommodation, high-quality finish, and stunning rural setting, this outstanding property offers a lifestyle opportunity rarely available – a private country retreat with space, privacy, and potential in abundance.







Travel Information

4.1 miles from Yarmouth to Lymington Ferry Terminal
 11.5 miles from Fishbourne to Portsmouth Ferry Terminal
 10.3 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

The West Bay Club & Spa, Freshwater	5 mile
Freshwater Bay Golf Club, Freshwater	6.2 miles
West Wight Sports & Community Centre	6.4 miles
Yarmouth Sailing Club, Yarmouth	4.2 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Yarmouth Surgery, Yarmouth	01983 758998
West Wight Practice, Freshwater	0844 815 1428
Brookside Health Centre, Freshwater	01983 758998

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	6.3 miles
	01983 822099

Education

Primary School	
Brighstone C of E Primary School, Brighstone	01983 740285
Yarmouth C of E Primary School, Yarmouth	01983 760345
Shalfleet C of E Primary School, Shalfleet	01983 760269
St Saviour's R C Primary School, Totland	01983 752175
Freshwater Early Years Centre, Freshwater	01983 755287
Secondary School	
Medina College, Newport	01983 526523
Christ The King Upper College, Newport	01983 537 070
Carisbrooke College, Newport	01983 861 222
Ryde with Upper Chine School, Ryde	01983 562 295
Ryde Academy, Ryde	01983 567 331
Island Innovation VI Form Campus, Newport	01983 522886
Isle of Wight College	01982 526 631

Entertainment

The Waterfront Bar & Restaurant, Totland Bay
 Highdown Inn, Totland Bay
 The Piano Café / Restaurant, Freshwater Bay
 The Vine Inn, Freshwater
 The Hut, Freshwater
 Three Bishops Inn, Brighstone
 The Cow, Yarmouth
 The New Inn, Shalfleet
 Horse & Groom, Ningwood
 The Sun Inn, Hulverstone
 On The Rocks, Yarmouth

These bars and restaurants are available within a 15-minute drive of this home

Local Attractions / Landmarks

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
 Appuldurcombe House – Wroxall
 Isle of Wight Pearl Centre – Brighstone
 Dimbola Museum and Galleries & Tea Room – Freshwater
 Isle of Wight Pearl – Chale

Ground Floor

Approx. 165.8 sq. metres (1795.1 sq. feet)



Ancillary Annexe - Ground Floor

Approx. 86.0 sq. metres (926.2 sq. feet)



Main House – Ground Floor

Entrance Hallway	
Cloakroom	
Sitting Room	17'4 x 11'9
Kitchen / Dining Room	21'1 x 19'3
Pantry	17'1 x 4'1
Family Room	21'6 x 9'9
Snug	12'10 x 9'6
Bar	14'4 x 10'4
Bedroom 4	11'10 x 10'3
En-Suite Shower Room	9'11 x 6'10
Dressing Room	

Main House – First Floor

Landing / Reading Area	30'1 at widest point x 15'8 at widest point
Bedroom 1	16'5 into bay x 13'9
En-Suite Bathroom	10'3 x 8'8
Bedroom 2	16'4 into bay x 10'9
Bedroom 3	15'6 x 9'10
Family Bathroom	9'1 x 6'7

Ancillary Annexe – Ground Floor

Ancillary Hallway	15'9 x 10'2
Ancillary Play Room	12' x 10'9
Ancillary Lounge	13'3 x 10'9
Ancillary Bathroom	
Ancillary Utility Room	
Ancillary Kitchen / Dining Room	25'10 x 11'9

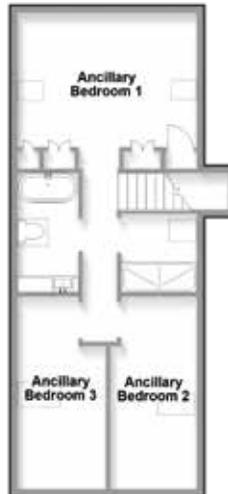
First Floor

Approx. 95.6 sq. metres (1028.8 sq. feet)



Ancillary Annexe - First Floor

Approx. 45.3 sq. metres (486.7 sq. feet)



Ancillary Annexe – First Floor

Ancillary Landing	
Ancillary Bedroom 1	13'7 x 11'6
Ancillary Shower Room	5'9 x 5'8
Ancillary Bedroom 2	14'9 x 6'7
Ancillary Bathroom	9' x 4'7
Ancillary Bedroom 3	14'9 x 6'7

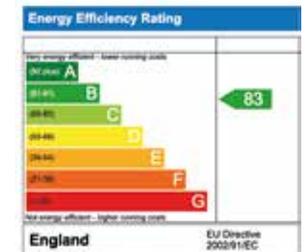
Outside

- Front Garden
- Driveway Parking
- Rear Garden
- Summer House
- Green House
- Paddock

£ 1,450,000

Council Tax Band: G
Tenure: Freehold

Annexe



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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed



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