



Little Dashwood
6 The Mount | Yarmouth | Isle of Wight | PO41 0RB

SELLER INSIGHT

“ Living here has been a joy for us, especially with Yarmouth Town just a short stroll away and the incredibly convenient ferry link to Lymington. Being able to wander into town for a coffee, dinner, or simply to enjoy the harbour has become part of our everyday rhythm, and the ease of hopping across to the mainland is something we've always appreciated. One of our favourite things is watching the activity on the water — yachts drifting past, paddleboarders heading out, and the gentle buzz of summer boating creating a lovely backdrop to daily life.

We've made the most of having swimming, kayaking, and a whole range of water sports practically on the doorstep. It's the kind of place where you can decide on a whim to take a sea dip or head out for a sunset paddle, and that spontaneity has been a real highlight of living here.

There's also a wonderful sense of history in the home. Discovering that the house was named after the Dashwood family, who once owned the land and the original The Mount, gave the property an added layer of character that we've always enjoyed sharing with visitors.

On a practical note, the double garage and generous parking have been invaluable. Parking in this part of Yarmouth is famously limited, so having secure space for cars, storage, and guests has made everyday life noticeably easier — a real advantage that we know future owners will appreciate.*



* 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 Dashwood

This exceptional coastal home has undergone a remarkable transformation following an extensive programme of upgrades completed in 2024 and further enhancements during winter 2025/26. The result is a beautifully modernised frontline residence that combines luxurious finishes with breathtaking sea views across the Solent to the New Forest, creating a light filled and uplifting living environment.

From its elevated position, the house enjoys uninterrupted maritime scenery, with ever changing vistas that include yacht racing, passing cruise ships and naval vessels. The refurbishment has been thoughtfully designed to maximise both space and outlook, delivering a flexible layout ideal for full time living or an impressive holiday retreat.

All four double bedrooms are arranged on the ground floor, each benefitting from high quality en suite facilities, contemporary detailing and new carpets throughout. Bedroom three and four currently form a generous principal suite with his and hers bathrooms, though they can easily revert to separate rooms if preferred. Built in wardrobes, Venetian blinds and dual fuel towel rails add comfort and refinement to each space.

A striking feature stairwell at the north eastern corner frames magnificent sea views as it rises to the first floor, where the showpiece open plan kitchen, dining and living area awaits. This expansive space is designed for both everyday enjoyment and entertaining, with hidden sliding doors allowing the sitting room to be separated when desired. The fully fitted kitchen includes quartz worktops, a self extracting Neff hob, built in Neff oven, integrated full size fridge, double butler's sink, dishwasher and under cupboard lighting. Adjacent is a well equipped utility room with fitted units, a full size freezer, butler's sink and space for laundry appliances. A large cloakroom provides further storage, a vanity unit and WC. Motorised blinds across the first floor windows enhance the sleek, modern feel.

Externally, the house is finished to an exceptional standard with modern composite weatherboard cladding and oversized windows beneath a cutting edge zinc roof system applied to both the main residence and the detached double garage. The garage features new power roller doors, a new floor and off street parking in front. The gardens have been professionally re landscaped to create a low maintenance yet beautifully designed outdoor setting, including new paths, a large north facing terrace with direct pedestrian access to the waterfront, a newly built pergola to enjoy the southerly aspect, a powered garden cabin currently used as an outdoor kitchen, and a large shed with power and lighting.

The location is outstanding, peacefully positioned on the edge of Yarmouth yet within easy walking distance of shops, pubs, restaurants, the historic harbour and the ferry terminal. The sea frontage lies within 100 metres, connecting directly to over 70 miles of coastal footpath. Long range country views stretch south over Rofford Marsh and The Downs, completing the remarkable outlook.

With generous proportions, excellent ceiling heights, flexible accommodation and a superb level of finish, this beautifully upgraded home offers an exceptional coastal lifestyle.







Travel Information

0.5 miles from Yarmouth to Lymington Ferry Terminal
14.2 miles from Fishbourne to Portsmouth Ferry Terminal
12.6 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

Freshwater Bay Golf Club, Freshwater	3.7 miles
West Wight Sports & Community Centre	3 miles
Yarmouth Sailing Club, Yarmouth	0.5 miles
Norton Grange Spa, Yarmouth	1 mile

Healthcare

Doctors Surgeries	
Brookside Health Centre, Freshwater	01983 758998
South Wight Medical Practice, Brighstone	01983 740219
Carisbrooke Health Centre, Carisbrooke	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	9.1 miles (01983 822099)

Education

Primary Schools	
Brighstone C of E Primary School, Brighstone	01983 740285
Freshwater & 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

Secondary Schools/Colleges	
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

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

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

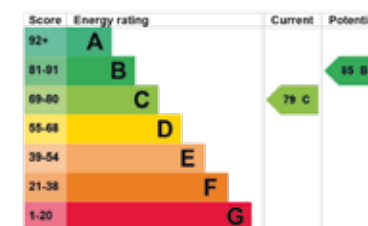
Entrance Hallway	
Bedroom 2	13'3 x 11'
En-Suite Shower Room	
Bedroom 3	11'6 x 10'11 up to wardrobes
En-Suite Shower Room	
Bedroom 4	10'6 up to wardrobes x 7'9
En-Suite Shower Room	
Bedroom 1	13'4 x 12'11
En-Suite Bathroom	

FIRST FLOOR

Landing	
Sitting Area	19'8 x 13'2
Cloakroom	
Snug	16'4 x 10'3
Balcony	
Kitchen / Dining Area	23'9 x 12'11
Utility Room	10'4 x 7'1

OUTSIDE

Rear Garden	
Double Garage	19'4 x 18'3
Driveway Parking	



Council Tax Band: F
Tenure: Freehold

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