



Port Vale
Main Road | Porchfield | Isle of Wight | PO30 4LW

 FINE & COUNTRY

SELLER INSIGHT

“Port Vale is a charming and welcoming home in the small village of Porchfield. I first saw and fell in love with it ten years ago and it is only due to health issues that I am moving to live closer to my family. As an author and writer, this home has provided me with peace and inspiration, and it has been a privilege and joy to live here.

The gardens and wildlife are a delight too; red squirrels, goldfinches, a wide variety of garden birds, even ducks and moorhens, visit my bird feeders. While on the nearby Rodgebrook stream you can glimpse kingfishers and eels. And at night, with little light pollution the dark skies lend themselves to some amazing stargazing too.

Within a short walk or drive to local beaches such as Thorness Bay and the nature reserve at Newtown Creek, where bird watchers search skies for sea eagles and osprey, there are miles of public footpaths, bridleways and magnificent country walks - which you can enjoy with or without a dog.

Porchfield's village pub, The Sportsman's Rest is a small but welcoming traditional country inn where you can meet and see neighbours and locals enjoying a drink or meal. Happily, it's just 110 paces up the road from Port Vale - but curiously the way home can seem further!

For over a century Port Vale served as the village shop and sub Post Office. Porchfield's first telephone kiosk stood in the garden. This Victorian shop, built in 1875, served the rural community for miles around, and when a bakery was added, deliveries of bread and the famous Port Vale dough cakes were made daily by donkey cart. There was no Amazon in those days.

Over the years, people have clearly loved this house. Many have left their mark in traces of their time here, altering, adding to and improving the property. Today it is a veritable Tardis, seeming very much bigger inside than out. Cool and relaxing in summer, warm and cosy in winter, it is a peaceful place surrounded by nature; a happy home.”*

* 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

Port Vale

Steeped in history and brimming with character, this quintessential rural cottage offers an exceptional blend of period charm, versatile living space, and idyllic countryside surroundings. Believed to have once served as the village bakery, the property retains a wealth of original features while providing flexible accommodation ideally suited to modern family living.

The ground floor offers an adaptable layout, beginning with a spacious office fitted with extensive built-in storage. This room could easily be reconfigured into a generous ground floor bedroom, providing excellent flexibility for multi-generational living or those seeking single-level accommodation. At the heart of the home lies a welcoming snug, featuring a striking stained-glass window and an attractive fireplace, creating a warm and inviting atmosphere. Flowing seamlessly from here is the delightful garden room, where glazed doors frame views of the beautifully landscaped gardens and open directly onto the rear terrace, effortlessly blending indoor and outdoor living.

The spacious kitchen/breakfast room is perfectly designed for both everyday living and entertaining, with an extensive range of fitted units and generous work surfaces. A traditional stove, set within an impressive brick chimney breast and enhanced by a decorative stained-glass feature above, serves as a charming focal point and reflects the cottage's rich heritage.

Originally two separate reception rooms, the impressive sitting room has been thoughtfully opened to create a superb entertaining space. Bathed in natural light from three windows overlooking the enclosed front garden, together with an additional side window, this elegant room offers ample space for both relaxation and social gatherings. A family bathroom and separate cloakroom complete the ground floor accommodation.

The first floor is accessed via two independent staircases, adding to the home's unique character. The principal staircase leads to two generous double bedrooms and a family bathroom. The second bedroom enjoys a dual aspect and connects to a substantial dressing room, formerly a third bedroom, which could be easily reinstated if additional bedroom accommodation is required.

The principal bedroom also retains a fascinating hatch door, believed to date back to the property's days as the village bakery, leading into a spacious loft storage room with vaulted ceilings and Velux windows. This versatile area is also accessed via an ornate spiral staircase rising from the sitting room, offering endless possibilities for hobbies, storage, or creative use.

Outside, the property continues to impress. A gravel driveway provides off-road parking for two vehicles, while a charming arched gateway opens into the beautifully enclosed front garden, where mature hedging creates a wonderful sense of privacy. To the side of the cottage is a substantial workshop together with two large undercroft storage areas beneath the property, offering exceptional practicality.

Beyond, the gardens become a tranquil retreat, with a peaceful seating area beside the gently flowing brook providing the perfect setting to enjoy the surrounding wildlife. A short flight of steps leads to an attractive paved terrace, directly accessed from the garden room, creating an ideal space for outdoor dining and entertaining. Further enhancing the property's appeal, solar panels contribute to the home's energy efficiency, combining period charm with modern sustainability.

A truly unique and enchanting home, this delightful cottage presents a rare opportunity to acquire a property rich in history, character, and flexibility, all set within a picturesque rural setting.







Travel Information

9.8 miles from Fishbourne to Portsmouth Ferry Terminal
10.2 miles from East Cowes to Southampton Ferry Terminal
6.9 miles from Yarmouth to Lymington 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

1Leisure Medina, Newport	5.9 miles
West Wight Sports Centre, Freshwater	9.5 miles
Newclose County Cricket Ground, Blackwater	6.3 miles
The Phoenix Centre, Gurnard Pines	4.1 miles

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
Lantern Clinic, Cowes	01983 685667
The Dower House Surgery, Newport	01983 523525
Carisbrooke Health Centre, Carisbrooke	01983 522060

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	4.6 miles (01983 822099)
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Education

Primary Schools	
Northwood Primary School, Northwood	01983 293392
Lanesend Primary School, Cowes	01983 293233
Gurnard Primary School, Gurnard	01983 295713
Hunnyhill Primary School, Newport	01983 522506
Newport C of E Primary School, Newport	01983 522826
Carisbrooke C of E Primary School, Carisbrooke	01983 522348
St Thomas of Canterbury Catholic Primary School, Carisbrooke	01983 522747

Secondary Schools/Colleges

Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Newport	01983 524651
Christ The King Upper College	01983 537070
Medina College	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form	01983 522886
Isle of Wight College	01982 526631

Learning Assisted Schools:

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

Entertainment

Restaurants / Bars
The Sportsman's Rest, Porchfield
The Travellers Joy, Cowes
The Coast Bar & Dining Room, Cowes
Smoking Lobster, Cowes
The Blacksmiths Arms, Calbourne
The Sun Inn, Calbourne
Horse & Groom, Shalfleet
The Cockle, Island Harbour Newport
Burrs Restaurant, Newport

Local Attractions / Landmarks

Local Attractions / Landmarks
Newtown National Trust - Newtown
Fort Victoria Country Park - Yarmouth
Tapnell Farm Park - Yarmouth
The Needles Landmark Attraction – Totland Bay
Osborne House - East Cowes
Robin Hill Country Adventure Park - Downend
Carisbrooke Castle - Newport
Monkey Haven, Primate Rescue Centre – Newport
Wildheart Animal Sanctuary - Sandown

Ground Floor
Approx. 93.9 sq. metres (1011.2 sq. feet)



GROUND FLOOR

Entrance Hallway	
Study	7'10 x 7'2
Snug	16'8 x 9'
Garden Room	8'1 x 6'5
Utility Room	11'4 x 5'
Kitchen	15'8 x 9'
Shower Room	7'8 x 6'7
Sitting Room	15'11 x 9'2 plus 11'6 x 10'10

FIRST FLOOR

Landing	
Bedroom 1	11'7 x 9'10
Dressing Area	8'7 x 7'10
Shower Room	6'5 x 6'3
Bedroom 2	11'7 x 10'11
Loft Room	15'11 x 14'

OUTSIDE

Front, Side & Rear Gardens
Driveway Parking
Shed

First Floor
Approx. 63.3 sq. metres (681.5 sq. feet)



EPC Rating: F
Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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