

Elm Grange

Wellow Top Road | Wellow | Yarmouth | Isle of Wight | PO41 0TA

FINE & COUNTRY

SELLER INSIGHT

"Our parents bought Elm Grange as our new family home in 1996, having moved away from London.

They fell in love with the house as soon as we turned into the driveway and the beauty of the surrounding countryside sealed the deal. It was the perfect backdrop to the house of their dreams.

Wellow is a peaceful village with a strong sense of community - the kind of place where raising a family, or a retirement, can be equally enjoyed.

In the village there is a community hall (with many local events) and a livery stable. It is also home to the West Wight Alpacas, a great place to visit with kids.

For anyone who loves the outdoors, the location is unbeatable. The landscape is crisscrossed with footpaths, cycle paths, and bridleways. In fact, almost directly opposite Elm Grange, a footpath takes you onto the famous Hamstead Trail, which has been a favourite spot for walking our dogs over the years.

A pub called The Horse and Groom is only a short 4-minute drive away which serves delicious food and has a warm, friendly atmosphere.

The number 7 bus route connects you with the vibrant town of Yarmouth – which is just two miles away - and then onwards towards Freshwater, Totland and Alum Bay in one direction, and Newport in the other. The ferry route to Lymington is also situated in Yarmouth.

*We are sad to be selling Elm Grange, but think it deserves the attention of someone new."**

* 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

Elm Grange

Set within beautifully established grounds in a sought-after semi-rural village setting, this impressive, detached country residence presents a rare opportunity to acquire a substantial family home of exceptional character, scale and potential. Enjoying far-reaching views across its gardens towards the surrounding countryside, the property combines timeless architectural elegance with the exciting prospect of modernisation to create a truly outstanding home.

Constructed in the Arts and Crafts style and finished in attractive natural stone, the house was built to an exacting standard with generously proportioned rooms, high ceilings and an abundance of natural light throughout. The accommodation retains a sense of grandeur and craftsmanship that is increasingly difficult to find, offering a perfect foundation for sympathetic enhancement and contemporary living.

At the heart of the home is a magnificent double-aspect sitting room featuring a fireplace and delightful views over the gardens to both the north and south. An impressive reception hall, broad staircase and spacious first-floor landing further enhance the feeling of space and elegance. A second reception room provides flexibility for use as a snug, dining room, family room, home office or study, while the kitchen is complemented by a useful utility room and ground floor cloakroom. Integral access to the substantial double garage adds practicality, while extensive loft storage above presents significant future possibilities.

The first floor offers four well-proportioned bedrooms together with a family bath/shower room. A particularly attractive feature is the expansive galleried landing, which enjoys wonderful south-facing views across the gardens and surrounding landscape. Throughout the house, large windows frame views of the mature grounds and flood the interiors with natural light. In addition, the extensive loft space offers exciting scope for conversion, subject to the necessary consents, creating potential for further bedrooms, guest accommodation or recreational space.

Outside, the property sits comfortably within its generous plot, surrounded by mature trees and established gardens that afford a high degree of privacy and tranquillity. The principal south-facing garden features a picturesque pond, sweeping lawns and an attractive backdrop of mature planting. Formal lawns extend around the rear of the house, while an additional lawned area to the eastern side, formerly believed to have been used as a productive fruit and vegetable garden, offers further versatility for gardening enthusiasts.

A standout feature is the substantial detached stone, brick and block-built outbuilding situated adjacent to the house. Complete with a large additional room and independent access, it presents enormous potential for conversion into ancillary accommodation, a home business space, workshop or studio, subject to planning permissions. This versatility will particularly appeal to car collectors, boating enthusiasts or those seeking multi-generational living opportunities.

Approached via an attractive gated driveway, the property benefits from ample parking, with access to both the detached outbuilding and attached double garage. Situated close to miles of unspoilt countryside walks and within easy reach of the historic harbour town of Yarmouth, with its excellent amenities, ferry connections and renowned sailing facilities, this is a unique opportunity to create an exceptional family home in one of the area's most desirable locations.











Travel Information
2.8 miles from Yarmouth to Lymington Ferry Terminal
13.2 miles from Fishbourne to Portsmouth Ferry Terminal
11.6 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

The West Bay Club & Spa, Freshwater	3.6 miles
Freshwater Bay Golf Club, Freshwater	4.2 miles
West Wight Sports & Community Centre	4.6 miles
1Leisure Medina Theatre, Newport	9.3 miles

Healthcare
Doctors Surgeries

South Wight Medical Practice, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998

General Hospitals

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

Education
Primary Schools

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 Schools/Colleges

Lift Ryde (previous Ryde Academy), Ryde	01983 567331
Christ The King Upper College, Newport	01983 537070
Carisbrooke College, Newport	01983 861222
Medina College, Newport	01983 526523
Ryde with Upper Chine School, Ryde	01983 562295
Island Innovation VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

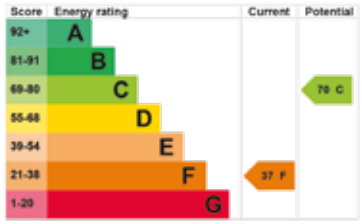
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherine's, Grove Road, Ventnor	01983 852722

Entertainment
Restaurants / Bars
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 Crown Inn, Shorwell
On The Rocks, Yarmouth

These bars and restaurants are available within a 20-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





GROUND FLOOR

Entrance Porch	
Hallway	
Sitting Room	18'1 x 14'10
Dining Room	17'10 x 14'1
Cloakroom	6' x 5'1
Kitchen	17'5 x 8'2
Utility Room	9'6 x 8'2

FIRST FLOOR

Landing	
Bedroom 1	15'2 x 14'7 up to wardrobes
Bedroom 2	13'4 up to wardrobes x 9'5
Bedroom 3	13'1 up to wardrobes x 9'5
Bedroom 4	13'3 up to wardrobes x 8'
Family Bathroom	8'8 x 8'1

OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Integral Garage	19'2 x 15'
Car Port	16'6 x 15'9
Workshop	17'8 x 16'8

Council Tax Band: G
Tenure: Freehold

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

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 © 2026 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

FINE & COUNTRY

Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C113442