



Woolsack Cottage
Sheepwash Lane | Godshill | Isle of Wight | PO38 3JR

SELLER INSIGHT

“ When viewing Woolsack Cottage for the first time, we instantly fell in love with the countryside setting, the far reaching views from the back garden towards The Pepperpot and Hoys Monument, the tranquility, and the stunning walks straight from our doorstep. One of my favourite walks has to be up to Stenbury Down and Worsley Monument, where there are almost 360 degree views across the Isle of Wight.

Our children have loved growing up here, growing vegetables in the garden, riding their bikes down the quiet lane, making elderflower cordial from the hedgerows, and enjoying the freedom that country life brings. Watching the seasons change has been a real joy, from spring blossom and birdsong to colourful autumn sunsets over the surrounding countryside.

Despite its peaceful, rural feel, Woolsack Cottage is perfectly placed to enjoy some of the Island's most beautiful beaches, coastal walks and villages, giving us the best of both worlds. It has been a truly special family home, full of wonderful memories, and we hope its next owners will enjoy it just as much as we have.*

* 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

Nestled within peaceful countryside on the outskirts of Godshill, this charming 1930s semidetached cottage offers an inviting blend of character, comfort and generous outdoor space. Set against a backdrop of sweeping rural views, it presents an exceptional opportunity for anyone seeking a tranquil lifestyle surrounded by nature while remaining within easy reach of village amenities.

The cottage immediately welcomes you with a warm and homely atmosphere, enhanced by its traditional features and thoughtfully arranged layout. Two wellproportioned reception rooms provide versatile spaces for everyday living, whether you envision cosy evenings by the fire, lively family gatherings or quiet moments of relaxation. A bright and spacious conservatory extends the living space further, creating a delightful spot to enjoy the garden outlook throughout the seasons.

The countrystyle kitchen is both practical and full of character, offering ample workspace and a pleasant environment for cooking and entertaining. Adjacent to this is a substantial utility room, providing valuable additional storage and functionality. Together, these spaces support the needs of modern living while retaining the cottage's timeless charm. A wellappointed shower room completes the ground floor accommodation.

Upstairs, three bedrooms offer comfortable accommodation for family members or guests. Each room enjoys its own unique aspect, with the principal bedroom benefiting from generous proportions and views over the surrounding landscape.

Outside, the property truly excels. A blockpaved driveway to the side provides parking for several vehicles, a rare advantage in such a rural setting. The expansive rear garden is a haven for anyone who loves the outdoors, bordered by open fields and enjoying farreaching views across the countryside. Whether you dream of creating a vegetable patch, hosting summer gatherings or simply unwinding in the fresh air, this space offers endless possibilities.

To the front, an impressive orchard of approximately 0.45 acres adds to the property's appeal. Home to a variety of established fruit trees, it provides both beauty and productivity, enhancing the sense of rural living. The orchard's generous size and natural charm make it a standout feature, ideal for those who appreciate space, privacy and the opportunity to cultivate their own produce.

The property is served by mains electricity and benefits from a shared private water supply sourced from a nearby well, complete with UV and filtration systems. Rainwater harvesting tanks positioned at the top of the garden allow gravityfed distribution, supporting sustainable living. A shared private drainage system and an aresource heat pump further contribute to the home's efficient and environmentally conscious services.

Offering serenity, space and a lifestyle deeply connected to the countryside, this delightful cottage invites you to embrace a slower pace of living without sacrificing convenience.







Education

Primary Schools:	
Godshill Primary School, Godshill	01983 840246
Gatten & Lake Primary School, Shanklin	01983 869910
St Blasius C of E Primary School, Shanklin	01983 862444
The Bay School Primary, Sandown	01983 403284
Newchurch Primary School, Newchurch	01983 865210

Secondary Schools/Colleges:	
The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island 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

Travel Information

9.7 miles from Fishbourne to Portsmouth Ferry Terminal
11.3 miles from East Cowes to Southampton Ferry Terminal
16.3 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 The Heights, Sandown – 6.2 miles
Sandown & Shanklin Golf Club, Sandown – 6.9 miles
Rookley Country Park Fishing, Rookley – 2.8 miles
Newclose County Cricket Club, Newport– 5.2 miles
Newport Golf Club & Driving Range, Newport – 6.5 miles

Healthcare

Doctors Surgeries:	
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals:	
St Mary's Hospital, Parkhurst Road, Newport	7.4 miles 01983 822099

Entertainment

The Taverners, Godshill
Griffin, Godshill
Thai Journey Restaurant, Godshill
The Fighting Cocks, Arreton
Chequers Inn, Rookley
The Crab, Shanklin
The Pointer Inn, Newchurch
The White Horse, Whitwell
Dairyman's Daughter, Arreton

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

Local Attractions / Landmarks

Model Village – Godshill
Appuldurcombe House - Wroxall
Donkey Sanctuary - Wroxall
The Wildheart Animal Sanctuary - Sandown
Garlic Farm - Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch
Robin Hill Country Park - Downend

GROUND FLOOR

Entrance Porch	
Hallway	
Family Room	14'7 x 9'5
Sitting Room	15'4 x 11'
Conservatory	12'1 x 11'
Kitchen	10'4 x 8'5
Utility Room	18' x 6'6
Shower Room	8'9 x 6'6

FIRST FLOOR

Landing	
Bedroom 1	15'4 x 10'9
Bedroom 2	11'11 x 7'4
Bedroom 3	8'11 x 7'5

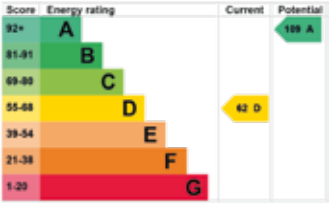
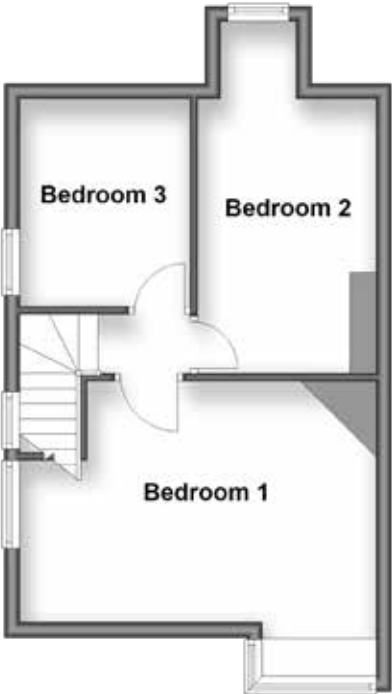
OUTSIDE

- Front Garden
- Rear Garden
- Driveway Parking

Ground Floor
Approx. 74.4 sq. metres (800.5 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.5 sq. feet)



Follow Fine & Country on



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

