



Rose Cottage & Aida Cottage
Foreland Fields Road | Bembridge | Isle of Wight | PO35 5TR

SELLER INSIGHT

“ Bembridge is one of the Isle of Wight's most sought after coastal villages — a place where natural beauty, maritime heritage, and an easy, understated elegance come together. Set around its iconic harbour and sweeping beaches, Bembridge offers a calm, refined atmosphere that appeals to both holidaymakers and year round residents. With miles of shoreline, panoramic sea views, and a network of scenic coastal and countryside walks, it's a location that feels both secluded and wonderfully connected to the island's outdoor lifestyle.

The village is home to independent shops, welcoming cafés, and a strong sense of community, while its RNLI station and working harbour give it a distinctive character rarely found elsewhere on the island. Its blend of tranquillity, charm, and steady visitor demand makes Bembridge an exceptional setting for a home, holiday retreat, or investment property. Buyers are drawn to its relaxed pace, coastal scenery, and the prestige of owning in one of the Isle of Wight's most admired locations.*

* 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

Rose Cottage & Aida Cottage

Nestled in an enviable coastal position just moments from the shoreline of Bembridge Beach, this rare dual property offering presents an exceptional opportunity in one of the Isle of Wight's most sought after seaside villages. Owned by the same family for generations, the two charming homes have served both as beloved multigenerational residences and highly desirable rentals, making this sale a uniquely flexible proposition for its next custodian.

Rose Cottage, the principal dwelling, is an attractive seaside cottage arranged over two well proportioned floors. Its welcoming dual aspect sitting room captures natural light throughout the day, creating a warm and inviting space for relaxation. A dedicated family dining room sits adjacent to the spacious fitted kitchen, offering an ideal layout for hosting and everyday living. A ground floor shower room adds convenience after long days on the beach. Upstairs, three comfortable double bedrooms and a family bathroom complete the accommodation. Bedroom Two enjoys direct sea views, yet the true magic of Rose Cottage lies in its proximity to the water, allowing the soothing sound of waves to be heard from every room, lending an atmosphere of calm that is impossible to replicate inland.

The second dwelling former fisherman's cottage, also arranged across two floors, is currently configured as a one bedroom cottage. It features a cosy sitting room, a practical galley kitchen, and a ground floor bathroom. Above, two generous loft rooms, each with windows framing glimpses of the coastline, provide excellent storage or potential for further enhancement. Together, the two homes offer remarkable versatility: a pair of independent residences, a lucrative holiday let portfolio, or, subject to planning consent, the foundation for a substantial single coastal home on an unusually large site.

Beyond the properties themselves, the location is nothing short of exceptional. Bembridge Beach, known for its distinctive mix of pebbles and golden sand revealed at low tide, is a haven for beachcombing, rockpool exploration, and seaside walks. The iconic Bembridge Lifeboat Station, perched at the end of its impressive 200 metre pier, stands as a striking landmark and a reminder of the area's maritime heritage. With Bembridge situated along one of Britain's busiest shipping lanes, the coastline offers captivating views of passing yachts, harbor traffic, and even cross channel ferries gliding close to shore.

The village is also a thriving hub for sailing and watersports, supported by several well established clubs. Scenic coastal paths provide panoramic views toward Portsmouth and the south coast of England, making this an idyllic setting for outdoor enthusiasts. During low tide, the dramatic Bembridge Ledge may reveal itself, another of the area's natural treasures.

Whether you envision a serene coastal retreat, a pair of income generating holiday cottages, or a transformative redevelopment project, this remarkable dual home offering delivers a wealth of possibilities in a truly outstanding seaside location.







Travel Information

11.5 miles from Fishbourne to Portsmouth Ferry Terminal
15 miles from East Cowes to Southampton Ferry Terminal
9.5 miles from Ryde Hover Travel & Catamaran Service to Portsmouth & Southsea

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. Bembridge is served by Route 8 Bus Service to Ryde and Newport. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Bembridge Bowling Club, Bembridge	0.9 miles
Bembridge Sailing Club, Bembridge	1.5 miles
Yaverland Sailing & Boat Club, Yaverland	4 miles
Sandown & Shanklin Golf Club, Sandown	5.8 miles

Healthcare

Doctors Surgeries	
Bembridge Surgery, Bembridge	01983 871828
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	12.4 miles (01983 822099)

Education

Primary Schools
Windmills Pre-School, Bembridge
Bembridge Primary School, Bembridge
Brading CE Primary School, Brading
St Helens Primary School, St Helens
Nettlestone Primary School, Nettlestone
The Bay CE Primary School, Sandown

Secondary Schools/Colleges
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
Ryde Academy / Ryde Lift, Ryde
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport

01983 873575
01983 872668
01983 407217
01983 872442
01983 613171
01983 403284

01983 403284
01983 524651
01983 537070
01983 861222
01983 562229
01983 567331
01983 522886
01982 526631

01983 522 917
01983 524 634

Entertainment

Restaurants / Bars
Little Fox's, Bembridge
Crab & Lobster Inn, Bembridge
The Village Inn, Bembridge
The Birdham, Bembridge
Barbosa, Bembridge
The Propeller Inn, Bembridge
The Vine, St Helens
Baywatch on the Beach, St Helens
Yarbridge Inn, Yarbridge
Culver Haven, Culver Down

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

Local Attractions / Landmarks

St Helens Fort – The Solent
Bembridge Windmill - Bembridge
St Helens Duver National Trust – St Helens
The Wildheart Animal Sanctuary - Sandown
Bembridge Fort – Culver Down
Robin Hill Country Park - Downend
Amazon World Zoo – Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Quarr Abbey - Binstead
Osborne House – East Cowes

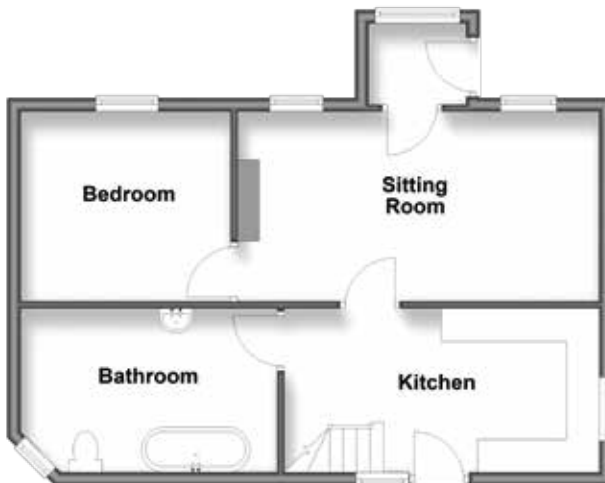
Rose Cottage Ground Floor
Approx. 52.5 sq. metres (564.7 sq. feet)



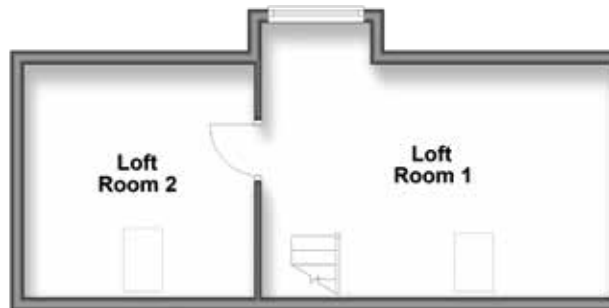
Rose Cottage First Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Aida Cottage Ground Floor
Approx. 49.5 sq. metres (533.1 sq. feet)



Aida Cottage First Floor
Approx. 31.3 sq. metres (337.3 sq. feet)



GROUND FLOOR – ROSE COTTAGE

Rose Cottage Hallway	
Rose Cottage Sitting Room	12' x 11'4 plus 8'10 x 3'5
Rose Cottage Dining Room	12'1 x 11'5
Rose Cottage Kitchen	13'3 x 9'5
Rose Cottage Lobby	
Rose Cottage Shower Room	

FIRST FLOOR – ROSE COTTAGE

Rose Cottage Landing	
Rose Cottage Bedroom 1	12'8 x 12'
Rose Cottage Bedroom 2	9'6 x 9'6
Rose Cottage Bedroom 3	9'7 x 6'7
Rose Cottage Bathroom	

GROUND FLOOR – AIDA COTTAGE

Aida Cottage Porch	
Aida Cottage Sitting Room	17'11 x 8'7
Aida Cottage Bedroom	10'5 x 9'4
Aida Cottage Kitchen	13'2 x 6'6
Aida Cottage Bathroom	

FIRST FLOOR – AIDA COTTAGE

Aida Cottage Landing	
Aida Cottage Loft Room 1	17'11 x 7'11
Aida Cottage Loft Room 2	12'5 x 7'2

OUTSIDE

Front Garden
Rear Garden
Driveway

Annexe



Council Tax Band: E
Tenure: Freehold

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