



# The Old Post House

Wellow Top Road, Wellow, Isle of Wight PO41 0TA



£725,000  
FREEHOLD



Presenting an exciting opportunity to acquire a characterful family home offering versatile accommodation with a large garden and driveway parking, situated in the peaceful village of Wellow.

- Characterful, grade II listed attached cottage
- Opportunity for multigenerational living
- Large garden to the rear with an orchard
- Peaceful, rural village location
- Countryside walks and rides on the doorstep
- Flexible accommodation with four to five bedrooms
- Stunning mix of character and modern living
- Ample driveway parking and a large garage
- Historical significance within the village
- Bus route and mainland links close by

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Dating back to the late 18th Century, this charming and characterful family home has been extended and adapted over the years, now offering a spacious and comfortable family home with stunning characterful features mixed with modern-day living. The current owners of 3 years have adapted the home to suit multigenerational living, as well as extending the property to provide further useful accommodation. The property is well-positioned on a quiet road with a characterful red telephone box to the front, and a driveway leading up to the side of the house. A charming front garden is well-planted with shrubs and hedging and is enclosed with a mid-level picket fence. The accommodation through the first door, which provides access to the 'annexe' portion of the home, comprises a porch, leading into a kitchenette, which provides access to the hall and also to the living room in the main home. The hall continues to a modern bathroom and a large living space, which also features a bedroom area at the far end of the room. From the kitchenette, a door opens into the main home's living room at the heart of the home. This space is also accessed from the porch through the second entrance. From here, there is the stairwell to the first floor and access to the dining room. The dining room to the rear of the property leads to a spacious farmhouse-style kitchen, the boot room, and the ground-floor wet room. The first-floor accommodation comprises a long landing leading to four bedrooms and a family bathroom. The outside space features a stunning courtyard garden to the rear of the property, plus access to the driveway with a large double garage and the rest of the garden, which features an orchard, plenty of seating areas and the rest of the garden is laid to lawn.

Located on the North West of the Isle of Wight, the rural village of Wellow enjoys peace and tranquillity with the conveniences of Shalfleet located just a four-minute drive away which has a well-stocked shop supplying local produce and household essentials, a pretty church and a popular village pub, The New Inn, which has a reputation for great food. Within easy walking distance from the property, the award-winning Horse and Groom Pub is a family-friendly favourite amongst residents and visitors alike, serving delicious home-cooked meals with an extensive outside play area. Being perfectly positioned on the edge of a National Landscape, a network of scenic rural and coastal footpaths are on the doorstep of the property, and the unspoilt sandy beaches of Brook and Compton Bay are nearby, where you can spend long relaxing days at the seaside. The seaside town of Yarmouth is located just two miles away and enjoys a great range of local shops, highly regarded pubs and restaurants, and quaint cafes. Yarmouth Harbour is home to the Wightlink car ferry terminal, which connects to Lymington, and the Southern Vectis bus station is also located here, providing regular transport links across the island. Further conveniences are provided in the town of Freshwater, which is only a ten-minute drive from the property and provides a further range of shops and a supermarket, schools and the West Wight Sports Centre with a swimming pool.

### **Welcome to The Old Post House**

Approached via a quiet village lane, The Old Post House immediately captures attention with its whitewashed façade, traditional windows and iconic red telephone box standing proudly to the front – a reminder of the property's historical importance within the village. A charming picket fence encloses the front garden, while a driveway leads alongside the house toward the garage and gardens beyond, setting the tone for the character and warmth found throughout.

### **Entrance Porch**

Currently set up as multigenerational living, there are two entry points into the property, one leading to a good-sized porch and into the sitting room, and another leading to a small porch and into the kitchenette.

### **Kitchenette**

Fitted with a range of modern base units, a window to the front aspect fills the room with natural light. The room is brightly decorated and finished with a classic style wall panelling. This space forms part of the 'annexe' within the property.

### **Hallway**

The characterful internal doorway leads into a lovely hallway which forms part of the original cottage and boasts features such as an exposed brick wall and beams, and leads to the ground floor bathroom, and to the living space.



### **Ground Floor Bathroom**

Benefitting from a window to the front aspect, this bathroom has been beautifully modernised to offer a bath, WC, and a vanity hand basin, as well as a heated towel rail and a lovely, tiled surround around the bath.

### **Living Room**

Occupying most of the ground floor of the original cottage, this fantastic space is currently set up as a living room, with the room partially divided by furniture to create a bedroom at the far end of the room. A real focal point of the room is the partially exposed stone walls, the wooden beams, and a fireplace, which creates a lovely cottage atmosphere whilst providing plenty of space for the whole family. There are two windows to the front aspect and a window to the side, flooding the room with plenty of natural light. The space also offers versatility for use in a number of ways.

### **Sitting Room**

Currently utilised as part of the main home, this wonderful sitting room features a stunning inglenook-style fireplace at the focal point of the room, which houses a large log burner. A window to the front aspect offers views over the front garden, plus there is access to the first floor via the stairwell, and a door to the entrance porch.

### **Dining Room**

Featuring a farmhouse-style flagstone floor, which continues through most of the ground floor of the 'main home', this wonderful dining room features large French doors leading out to a beautiful courtyard and a large opening leads to the kitchen.

### **Kitchen**

This characterful cottage kitchen is fitted with some fitted cabinetry as well as a range of freestanding furniture, which provides the new owners with the potential to personalise the space, if desired. There is space for a range-style cooker, and a fridge freezer, plus there is a window to the rear aspect, enjoying morning sunshine.

### **Boot Room**

The newest addition to the property is this fantastic boot room, which boasts an attractive cedar wood-clad exterior, and offers a great space to store coats, shoes and muddy boots from long ambles in the surrounding countryside. The recently replaced boiler is located here, plus there is access to a ground-floor wet room. A stable door opens into the courtyard, plus there is a window to the side aspect.

### **Ground Floor Wet Room**

Fitted with a traditional-style suite comprising a WC, a pedestal hand basin, and a shower, this handy wet room offers a practical space to rinse off after beach days, clean the dogs after winter walks, or have as an extra shower room on the ground floor. The space continues the flagstone flooring and is finished with neutral wall tiling.

### **First Floor Landing**

The carpeted stairwell from the sitting room leads up to the first-floor landing, which provides access to the first-floor accommodation.

### **Bedroom One**

Benefitting from dual aspect windows to the front and side, this lovely double bedroom is spacious and naturally light and continues the flooring from the landing. There is access to the loft space from here.

### **Bedroom Four**

Currently utilised as a dressing room, this bedroom features a wood-effect vinyl and a window to the front aspect.



### **Bathroom**

Continuing the characterful features of the property, this quirky family bathroom is equipped with a shower over bath, a vanity hand basin, and a WC. The space is finished with a white tile wall surround and a white painted stone wall. The room is flooded with natural light from a Velux window and an obscure glazed internal window to the landing.

### **Bedroom Three**

Enjoying a double-size, this bedroom features a window to the front aspect as well as characterful features.

### **Bedroom Two**

Boasting wonderful views over the Millennium Green and the surrounding countryside from the large window to the side aspect, this double bedroom offers ample space for furniture and is finished with neutral carpets.

### **Courtyard**

Having been totally transformed, this wonderful courtyard space is beautifully paved with Mediterranean-inspired paving slabs, which complement the wood cladding on the extension. Enjoying sunshine for most of the day, this courtyard is the perfect spot to sit and relax with a good book, a glass of wine, or enjoy dining al fresco style. The courtyard also benefits from access to an outbuilding, which features space and plumbing for a washing machine, or could be used as additional storage.

### **Garden**

Mostly laid to lawn, this generous garden offers a fantastic, private garden that can be enjoyed from one of the many seating spots around the garden. To one side, there is a large pergola, which provides the perfect spot to sit and relax in the shade from the hot summer sun, or offers space and potential for hosting and dining al fresco style. A sunroom toward the back of the property offers additional seating, and a summer house can also be found in the garden, which makes an ideal spot for relaxing. To the rear of the garden has been planted with a series of young fruit trees which create a wonderful display of blossom in the spring and a fabulous harvest in the last summer/autumn, perfect for jams and spreads. The peaceful setting creates the perfect spot to relax and unwind in, taking in the sound of the countryside.

### **Driveway and Garage**

The concrete driveway leads up from Wellow Top Road and is shared at the beginning. Gates open into the private parking area, which offers space for multiple vehicles as well as leading to a double garage. The garage provides additional parking or a fantastic storage space, depending on the new owner's requirements.

The Old Post House presents a unique and exciting opportunity to acquire a stunning, historic family home offering versatility with plenty of off-road parking and a large garden. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

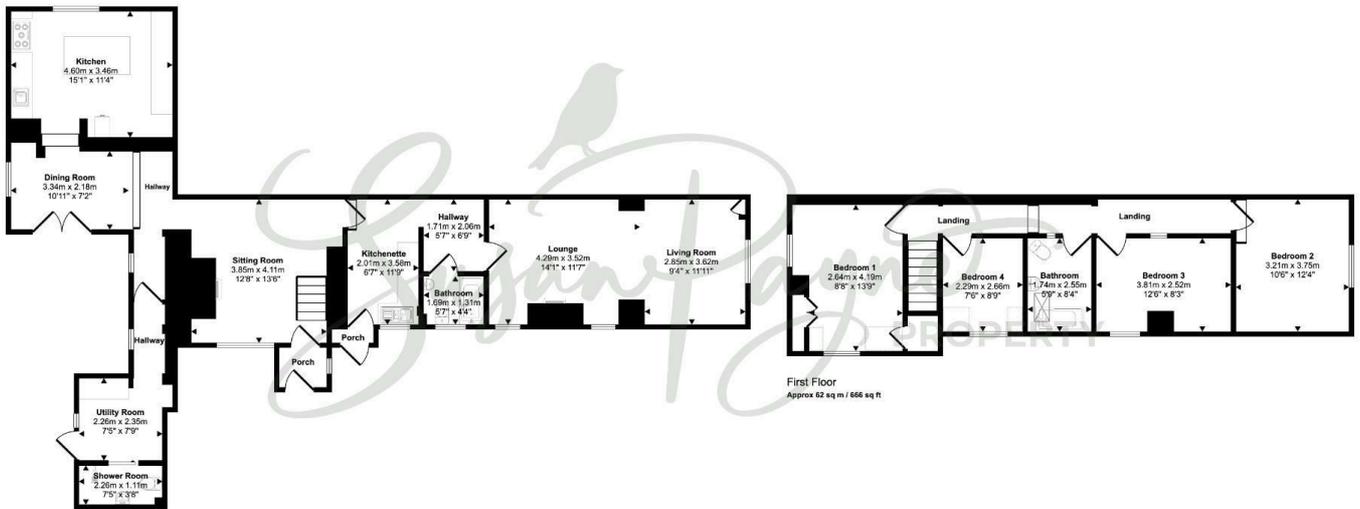
Tenure: Freehold

Council Tax Band: D (approx. £2,430.14 pa – Isle of Wight Council 2025/2026)

Services: Mains electricity and water, private drainage, Calor gas



Approx Gross Internal Area  
168 sq m / 1808 sq ft



Ground Floor  
Approx 106 sq m / 1140 sq ft

First Floor  
Approx 62 sq m / 666 sq ft

Devices head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Moby Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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