



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# Monks Path

Limerstone Road, Limerstone, Isle of Wight PO30 4AA



**£1,000,000**  
FREEHOLD



Monks Path presents an exceptional opportunity to acquire a five-bedroom family home with far-reaching countryside views towards the coast, offering refined living in a peaceful setting, set within 1.5 acres with a heated swimming pool.

- Elegant, detached residence in a highly desirable semi-rural setting
- Outdoor heated swimming pool with seating and entertaining area
- Generous principal living room and three separate reception rooms
- Five well-proportioned bedrooms and three en-suites
- Ample driveway parking and excellent privacy
- Extensive private grounds with landscaped gardens and open land
- Equipped with renewable energy sources for improved efficiency
- Utility room, ground-floor shower room, and WC
- Countryside views with distant coastal outlook
- Offered for sale chain free

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

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Set within beautifully maintained grounds, this impressive, detached home offers a refined balance of space, comfort, and characterful features. The accommodation is thoughtfully arranged, with light-filled interiors and a neutral décor, creating an environment equally suited to relaxed family living and entertaining. This marvellous home has been beautifully cared for and updated over the nine years of ownership and now benefits from energy-efficient services, including solar panels, a ground source heat pump and a 'Tesla' battery, which noticeably reduces the running costs of the home. The property has been wonderfully maintained and offers the new owners a fabulous home to move straight into. The home offers multiple points of entry, the current owners use the utility room as their main entrance. The utility room provides access to a ground-floor WC, a wet room, and the kitchen/breakfast room at the heart of the home. The space continues to the hallway, which leads to the dining room, living room, snug, and an additional reception room. The dining room opens into the conservatory. The hallway also provides access to the stairwell leading up to the first floor leading to four double bedrooms, three equipped with en-suites, and a jack and jill bathroom. The first floor also benefits from an office room with lovely views of the garden. A further stairwell from the first-floor landing leads to bedroom five and an additional loft room.

Outside, the gardens generously wrap around the property and offer a mixture of beautifully landscaped gardens, mature planted borders, wildflower meadows, and vegetable gardens, plus a range of outbuildings (the majority fitted with lighting and electrics) and a heated swimming pool (heated via air source heat pump). The views from the garden offer far-reaching countryside views of the nearby downs all the way to the coast, with views of the English Channel.

Limerstone is an exclusive hamlet, quietly positioned between the sought-after West Wight villages of Shorwell and Brighstone. The amenities of Brighstone lie just a short drive 3 minute drive away, where a well-regarded village shop, family pub, primary school, and doctors' surgery serve the surrounding areas as well as an active community holding a host of events all through the year.

A public footpath on the doorstep provides direct access to the surrounding downs, connecting to an extensive network of footpaths and bridleways. These offer exceptional walking and riding opportunities through picturesque downland and woodland to the north, as well as routes leading towards the nearby coastline and beaches. Set within a Natural Landscape, the location is ideal for those who enjoy outdoor activities, including walking, cycling and horse riding. The county town of Newport is within a 20-minute drive away, providing a broader range of shopping and amenities including a variety of supermarkets, a cinema, and various cafés and restaurants, while mainland ferry connections are conveniently available from Yarmouth and Fishbourne.

### **Welcome to Monks Path**

Set back within its generous plot, the property is approached via a sweeping gravel driveway bordered by mature planting. The established grounds frame the house beautifully, enhancing both privacy and kerb appeal. Two garages and a car port can be found to one side.

### **Utility Room**

Frequently used as the main entrance to the property by the current owners, the utility room offers practical storage for coats and shoes as well as providing space and plumbing for a washing machine and tumble dryer. There is access to a WC and a wet room here which is easily accessible for those using the swimming pool.

### **Ground Floor Shower Room & WC**

Finished to a high standard, these spaces add both convenience and flexibility, particularly for guests and day-to-day family use.



### **Kitchen / Breakfast Room**

Designed as the heart of the home, the kitchen/breakfast room combines functionality with a timeless aesthetic, with a refined blend of modern and country living. Modern shaker-style base and wall cabinets offer plenty of storage and appliances, including a range cooker (gas hobs and electric oven), American fridge freezer with ice machine, space and plumbing for a dishwasher, plus an electric AGA. The space also benefits from two windows to the side aspect with views over the pool and the garden, and a small window to the rear.

### **Hall**

Occupying a central position within the home, the carpeted hallway leads through to the remainder of the ground floor accommodation.

### **Sitting Room**

Bathed in natural light from the dual aspect windows to the front and side, the principal sitting room offers elegant proportions with a relaxed yet refined atmosphere. Large windows frame views of the gardens, while the layout comfortably accommodates both everyday living and more formal entertaining. The wooden flooring complements the wooden mantle above the large log-burning stove, creating a wonderful, warming atmosphere within this lovely family room.

### **Dining Room**

Generously proportioned, this dining room is tastefully decorated and benefits from wooden floorboards and plenty of natural light from the large window and French doors to the side, and glazed doors open to the rear garden. The room creates an excellent space for entertaining, formal dinners, or relaxed family dining.

### **Sun Room**

Benefitting from a south-facing position, at the front of the property, the space is flooded with natural light and enjoys views across the front garden and beyond. French doors open out onto the driveway.

### **Snug**

Offering a more intimate setting, the snug provides a versatile retreat, ideal for quieter moments, reading, or informal gatherings. The space features a cast iron fireplace as well as a large window to the side aspect. The versatile room could also be utilised as a study or playroom.

### **Reception Room**

Providing flexibility, this reception room can be utilised in a number of ways, including providing potential to be utilised as part of an annexe within the house.

### **WC**

An essential for any family home, this ground-floor cloakroom is situated in a central position and benefits from an obscure glazed window to the rear.

### **First Floor Landing**

The bright landing space leads up the carpeted stairwell and provides access to the first-floor accommodation and the stairwell to the second floor.

### **Principal Suite**

Beautifully proportioned, this double bedroom features wooden floorboards as well as a window to the front aspect, which makes the most of the countryside and coastal views, and French doors lead out to the balcony. The bedroom features a large bathtub plus access to a walk-in wardrobe and an en-suite shower room.



### **Principal En-Suite**

Neutrally tiled and finished with a forest green, the shower room is equipped with a vanity hand basin, a WC, and a shower cubicle. The space is finished with an illuminated wall mirror, a heated towel rail, and an extractor fan.

### **Walk-In Wardrobe**

Enclosed with a solid wood sliding barn door, this space features potential for fitted cabinetry and also benefits from a window to the side aspect.

### **Terrace**

Appreciating an elevated, south-facing position, this wonderful terrace is the perfect spot to enjoy a morning coffee, breakfast, or a peaceful afternoon of reading. The views extend down to the coastline to the sea and across the surrounding countryside. The terrace is accessed from the principal suite and bedroom two.

### **Bedroom Two**

Continuing the floorboards from the principal suite, this beautifully bright double bedroom features a window to the side and French doors to the front, providing direct access onto the terrace. There is ample space for bedroom furniture, plus there is an en-suite shower room.

### **En-Suite Shower Room**

Well equipped with a large shower, a WC, and a vanity unit with a hand basin over, this shower room also features an extractor fan.

### **Bedroom Three**

Also generously proportioned, this double bedroom enjoys views over the side garden and pool, plus offers ample space for bedroom furniture. The space is carpeted and benefits from an en-suite bathroom.

### **En-Suite Bathroom**

Boasting fabulous views over the rear garden and the surrounding countryside, this spacious en-suite bathroom comprises a large bath with a shower attachment, a pedestal hand basin, and a WC.

### **Bedroom Four**

Continuing the wooden floorboards from the principal bedroom and bedroom two, this double bedroom features a window to the side aspect and access to the Jack and Jill bathroom.

### **Jack and Jill Bathroom**

Equipped with a modern suite comprising a shower over bath, a WC, and a vanity hand basin, this bathroom enjoys a window to the rear aspect, and it can be accessed from bedroom four and the first-floor landing.

### **Study**

Currently utilised as a study, the space offers a small window to the rear aspect.

### **Bedroom Five**

Located on the second floor, this generous loft room is currently utilised as a bedroom and benefits from two Velux windows, access to eaves storage, and also offers versatility to be utilised in a number of ways. This room also provides access to an additional loft room, which offers phenomenal, elevated views.

### **Loft Room**

Offering the perfect spot for a children's den or reading room, this room provides storage as well as a large window to the front aspect with beautiful views.



### **Gardens & Grounds**

The grounds form a significant part of the home's appeal, extending to provide a private and peaceful outdoor setting. Expanses of lawn are complemented by established planting and mature boundaries, creating a sense of seclusion and space.

The 10m x 5m swimming pool with a sloped bottom is a standout feature, accompanied by a carefully positioned seating area that lends itself to relaxed outdoor living and entertaining. The garden is sympathetically sectioned, with the upper section of the garden offering vegetable patches containing raspberries, artichokes and asparagus, as well as fruit trees including cherry, apple and pear, and a beautiful greenhouse, a potting shed, and a chicken run with a coop and outdoor lighting, all fitted with power. The solar panels are also located within this section of the garden, as well as a lovely wildflower garden. A large shed is located to one side, which is ideal for storing garden machinery or could be utilised as a workshop or garage. Benefitting from vehicular access to one side of the garden, this wonderful outdoor space provides plenty of opportunity for the new owners.

### **Garage and Parking**

The sweeping, gated, driveway offers ample parking for several vehicles with an electric car charging point, with plenty of potential to create additional driveway parking, if desired. As well as driveway parking, the property benefits from two garages and a car port offering storage or workshop potential, and features a mature wisteria which wraps around the front of the buildings. The modern digester system (septic tank) is located under the car port.

Offering a rare combination of refined interiors, extensive grounds, and a highly desirable setting, this exceptional five-bedroom home presents an opportunity to enjoy a lifestyle defined by space, privacy, and quiet sophistication. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

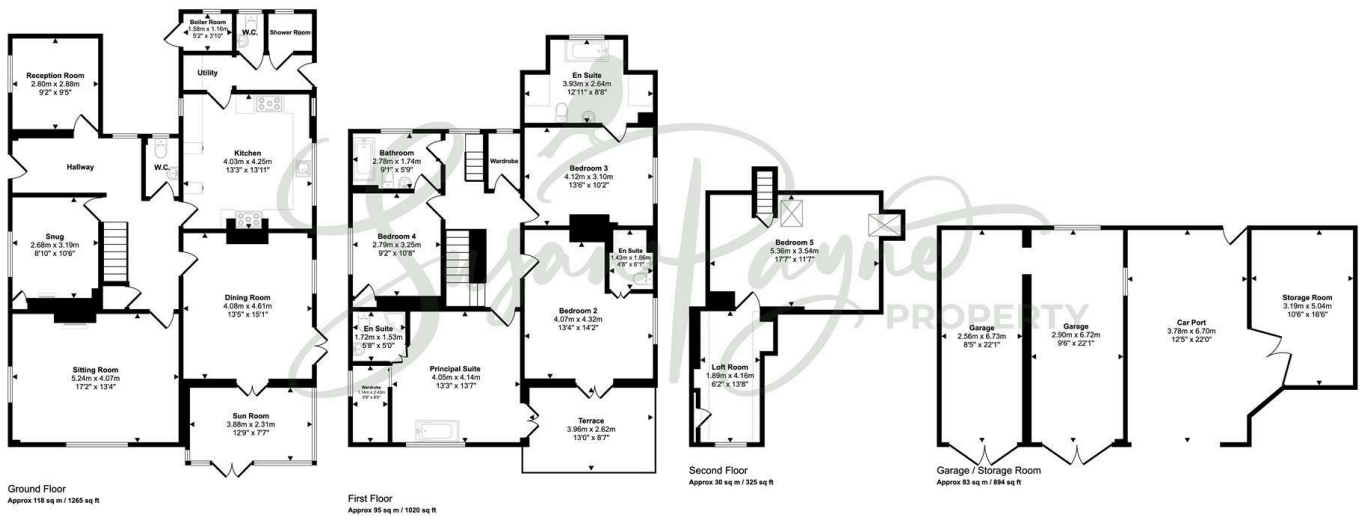
Tenure: Freehold

Council Tax Band: F (approx. £3,675.18 pa – Isle of Wight Council 2026/2027)

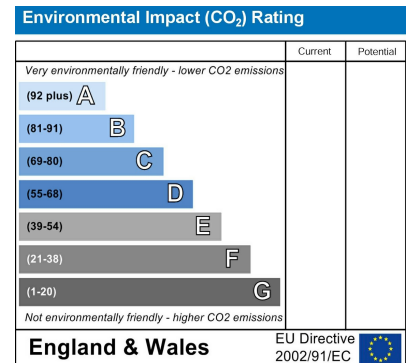
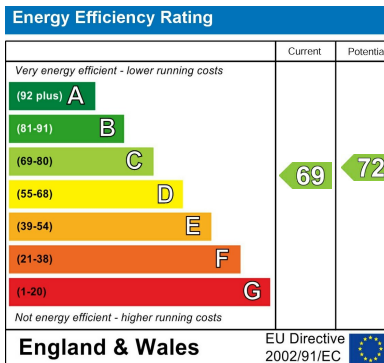
Services: Mains water, electricity (owned solar panels as an addition), private drainage (modern digester system), ground source heat pump.



Approx Gross Internal Area  
328 sq m / 3504 sq ft



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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360



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