



90 Fishbourne Lane
Fishbourne | Isle of Wight | PO33 4EU

FINE & COUNTRY

Seller Insight

“ We have loved this place since our parents bought it at auction with Fishbourne House next door in 1970. The current property, 90 Fishbourne Lane, was once the site of the stables and was full of treasures including water colour paintings by the Dorien-Smith sisters who had lived in Fishbourne House.

We spent many happy hours enjoying the beach, rowing around the Creek and playing in the copse, making tree houses and camps. For us, it is a perfect mix of a very secluded garden on one side and the fantastic, ever-changing views of Wootton Creek and the Solent on the other. Tranquil and not overlooked with a garden full of wildlife - we particularly enjoy the red squirrels and woodpeckers that are frequent visitors. The outdoor space is also perfect for entertaining family and friends.

There is a lovely walk to Quarr Abbey with its great café, art exhibitions and piglets to feed. The route is a lovely bridleway/cycle path that extends to Ryde.

It's such a treat having The Fishbourne Inn just a short stroll away—it's great to be able to nip in for a meal or drink without needing the car, as well as adding to the enjoyment of everyday life, having the pub on the doorstep has always made us feel a part of the Fishbourne community.

The car ferry being so close is a real bonus—it makes commuting and day trips simple and means friends and family can visit without any fuss. It adds an extra layer of convenience.

The house has a real warm and welcoming feel with the rooms being very spacious, but it also has considerable potential to be extended and / or reconfigured, which would make it a truly amazing place to live.*

* 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

90 Fishbourne Lane

Nestled near the end of the sought-after Fishbourne Lane, this impressive, detached residence is set on a generous, mature plot offering breathtaking elevated views over the Solent and Wootton Creek. This is the first time the property has been brought to market in many years—an exceptional opportunity to secure a private coastal haven in a truly privileged location.

Set behind a quaint circular green that leads to the waterfront, the property is approached via a gravelled private driveway and benefits from a detached double garage. The home is perfectly positioned to take full advantage of its magnificent waterside setting, with expansive windows framing the constantly changing maritime vistas from every principal room.

The accommodation is both spacious and thoughtfully designed. A welcoming entrance hall provides an immediate sense of space and calm, with stairs rising to the first floor. The ground floor also features a well-appointed shower room, a bright and airy dining area, and a spacious sitting room complete with a charming window seat—perfect for relaxing and soaking in the panoramic water views.

The heart of the home is the kitchen / breakfast room, which is generously proportioned and flows seamlessly into a large conservatory. This versatile living space overlooks the rear garden, bordered by mature trees and a private copse, creating a tranquil setting for both entertaining and everyday living.

Upstairs, the first floor offers two exceptionally large bedrooms, both enjoying uninterrupted views across the Solent. The principal bedroom benefits from an en-suite shower room and built-in storage, while the second bedroom is equally spacious and filled with natural light. A generous landing area with additional storage enhances the practicality of the home.

Externally, the gardens are a true highlight. The front garden stretches down to the road adjacent to the waterfront, offering a rare expanse of private green space. A covered veranda provides the ideal spot for al fresco dining or quiet reflection while watching the maritime activity unfold below. The property also enjoys ownership of the foreshore directly in front of the garden, affording direct access to the water—perfect for boating, kayaking, or paddleboarding—and securing unspoiled views for the future.

This property not only offers a beautifully maintained home in a tranquil coastal setting but also provides ample scope for further development or extension, subject to the necessary planning consents. Whether as a primary residence or a dream holiday retreat, this unique waterside home captures the essence of coastal living on the Isle of Wight.

With its idyllic location, superb views, and unrivalled access to the water, this is a rare chance to acquire a home in one of the most desirable coastal locations in the region. Early viewing is strongly recommended to fully appreciate the lifestyle on offer.







Travel Information

0.2 miles from Fishbourne to Portsmouth Ferry Terminal
 5.7 miles from East Cowes to Southampton Ferry Terminal
 3.6 miles from Ryde High Speed Catamaran & Hover Travel

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

Royal Victoria Yacht Club, Fishbourne	0.2 miles
Seaview Yacht Club Seaview	6.1 miles
Ryde Golf Club, Ryde	2.3 miles
1 Leisure Medina Centre, Newport	4.3 miles

Healthcare

Doctors Surgeries	
Medina Healthcare Centre, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Newport Health Centre, Newport	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	5.7 miles 01983 822099

Education

Primary Schools
 Wootton Community Primary School, Wootton 01983 882505
 Binstead Primary School, Binstead 01983 562341
 St Mary's Catholic Primary School, Ryde 01983 562000
 Haylands Primary School, Ryde 01983 563372
 Oakfield CE Primary School, Ryde 01983 563732
 Dover Park Primary School, Ryde 01983 562617

Secondary Schools/Colleges:

Ryde Academy, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
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

Entertainment

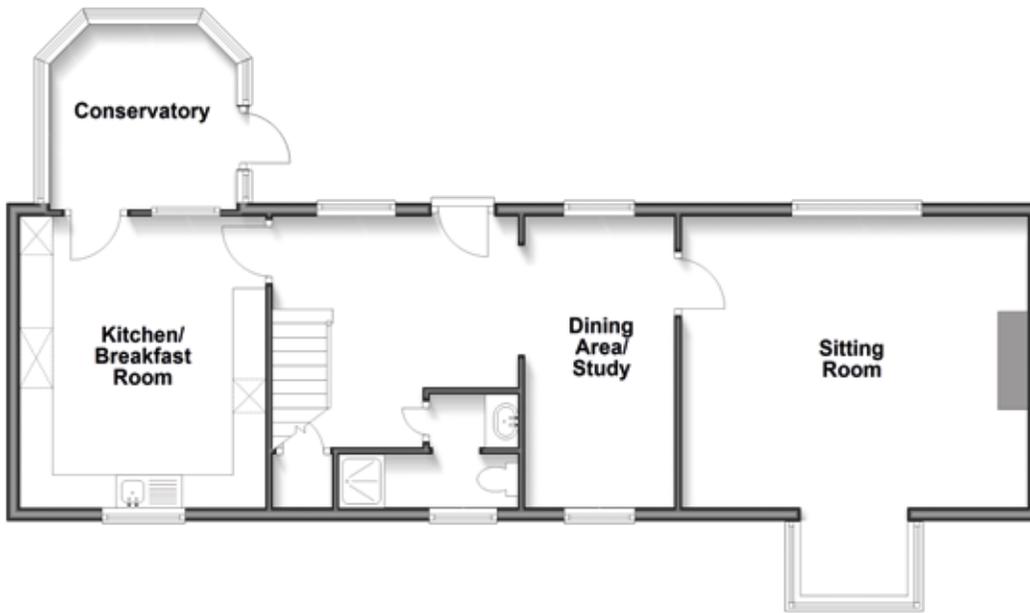
Restaurants / Bars
 Cibo, Wootton
 The Cedars, Wootton
 The Woodmans Arms, Wootton
 The Sloop Inn, Wootton
 Fishbourne Inn, Fishbourne
 The Binstead Arms, Binstead
 Folly Inn, East Cowes
 The Lifeboat, East Cowes
 Bargemans Rest, Newport Quay

These bars and restaurants are available within a 20 minute radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
 Bembridge Windmill – Bembridge
 Quarr Abbey – Binstead
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Butterfly World – Newport
 Roman Villa – Newport
 Amazon World Zoo – Newchurch
 Rosemary Vineyard – Ryde
 The Wildheart Animal Sanctuary – Sandown

Ground Floor
Approx. 77.0 sq. metres (829.1 sq. feet)



GROUND FLOOR

Hallway	
Kitchen / Breakfast Room	14'5 x 12'3
Conservatory	10'4 x 9'9
Dining Area / Study	14'5 x 7'6
Shower Room	
Sitting Room	17'3 x 14'5 up to bay

FIRST FLOOR

Landing	
Bedroom 1	14'6 x 14'4
En-Suite Shower Room	
Bedroom 2	14'6 x 10'2

OUTSIDE

- Front Garden
- Driveway Parking
- Double Garage
- Rear Garden

First Floor
Approx. 68.0 sq. metres (731.9 sq. feet)



Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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 © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed



Fine & Country
Tel: +44 (0)1983 520000
isleofwight@fineandcountry.com
14 High Street, Cowes, Isle of Wight, PO31 7RZ

