The Homestead

Elm Close | Seaview | Isle of Wight | PO34 5ED

FINE & COUNTRY

SELLER INSIGHT

"What we love most about our home is the beautiful setting, the land and the wonderful lifestyle the area offers. With Ryde and its mainland connections so accessible, it's ideal for commuters while still enjoying the peace and beauty of the Isle of Wight. Seagrove and Priory Bay beaches are firm favourites, right on our doorstep.

*This has truly been our forever home, and we are only moving because of a new job abroad. Otherwise, we would happily stay here for many years to come. We hope the next owners will love it 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.

F&M

STEP INSIDE

The Homestead

Tucked away at the end of a private lane in one of Seaview's most desirable coastal locations, is this exceptional detached residence that perfectly combines period charm, modern luxury and remarkable future potential. Having recently undergone a comprehensive top-to-bottom renovation, this outstanding family home occupies three separate plots extending to almost an acre in total, creating a rare opportunity to enjoy an impressive lifestyle property with scope for further development, subject to the necessary planning permissions.

Approached via a substantial gravel driveway, the property immediately conveys an air of exclusivity and grandeur. Ample parking is available for numerous vehicles, while the expansive grounds surrounding the house on all sides provide privacy, tranquillity and a true country estate atmosphere rarely found so close to the coast. Mature gardens, generous lawns and a newly created patio area offer the perfect setting for outdoor entertaining, family gatherings and relaxed summer dining.

Internally, the home has been thoughtfully redesigned and extended to create an elegant and highly functional living environment. At its heart lies a magnificent open-plan kitchen and dining room, a stunning space enhanced by character features and designed to be the central hub of family life. Whether hosting dinner parties or simply enjoying everyday living, this impressive room delivers both style and practicality in equal measure, alongside its convenient ground floor utility room.

The accommodation is beautifully presented throughout and offers generous proportions. There are four spacious double bedrooms, providing comfortable and versatile living for families of all sizes. Two of the bedrooms benefit from luxurious en-suite facilities, while a well-appointed family shower room on the ground floor serves the remaining accommodation. The recent single storey extension leading from the snug, has further enhanced the property's living space, providing a superb sitting room flooded with natural light and enjoying a great vantage point across the gardens.

Despite its extensive modernisation, the home has retained much of its original character and charm. From the distinctive arched front door leading into the welcoming entrance lobby to the attractive period details found throughout, the home successfully blends heritage features with contemporary comforts. Modern central heating and double glazing ensure excellent energy efficiency and year-round comfort.

One of the property's most compelling features is the land itself. Comprising three separate plots and approaching an acre in size, the grounds offer exciting possibilities for future enhancement or development, subject to obtaining the required consents. Such opportunities are increasingly rare within this sought-after coastal setting.

Seaview continues to be one of the Isle of Wight's most coveted villages, renowned for its charming community atmosphere, picturesque coastline and excellent sailing facilities. Beautiful beaches, coastal walks and everyday amenities are all within easy reach, while nearby Ryde provides convenient ferry links to the mainland alongside an extensive selection of shops, restaurants and leisure facilities.

Offering the privacy and presence of a country mansion, yet moments from the coastline, The Homestead represents a truly unique opportunity to acquire a fully renovated family home of exceptional quality, character and potential.

Travel Information
5.5 miles from Fishbourne to Portsmouth Ferry Terminal
10.1 miles from East Cowes to Southampton Ferry Terminal
3.1 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

Seaview Yacht Club Seaview	0.9 mile
Ryde Golf Club, Ryde	3.3 mile
Royal Victoria Yacht Club, Fishbourne	5.4 miles
Westridge Golf Club & 1Leisure Centre, Ryde	2.5 miles

Healthcare

Doctors Surgeries

Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Ryde	01983 811431
Argyll House Surgery, Ryde	01983 562955
Medina Healthcare Centre, Wootton	01983 522198

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	10.6 miles (01983 822099)

Education

Primary Schools

Ryde School with Upper Chine School, Ryde	01983 562229
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	1983 563372
Oakfield CE Primary School, Ryde	01983 563732
Dover Park Primary School, Ryde	01983 562617

Secondary Schools/Colleges

Lift Ryde, 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 537070
Medina College, Newport	01983 861222
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
The Boathouse, Seaview
The Old Fort, Seaview
Seaview Hotel, Seaview
The Duck, Ryde
The Dell, Puckpool
RT Grill, Ryde
Michaelangelo's, Ryde
Fumo, Ryde
Fishbourne Inn, Fishbourne

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

Local Attractions / Landmarks
Quarr Abbey - Binstead
Appley Tower & Park - Appley
Puckpool Park - Puckpool
Osborne House – East Cowes
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch
The Wildheart Animal Sanctuary – Sandown
Bembridge Windmill - Bembridge

GROUND FLOOR

Entrance Porch	
Hallway	
Utility Room	9'8 x 4'2 plus 9'1 x 2'5 - L-shaped
Shower Room	6' x 4'4
Kitchen	17'9 x 11'8
Dining Area	15'9 x 12'7
Snug	12' x 11'1
Sitting Room	14'7 x 11'8
Bedroom 1	13'6 x 10'
En-Suite Bathroom	7'8 x 5'
Bedroom 2	15' x 8'6
En-Suite Bathroom	6'4 x 5'6

FIRST FLOOR

Landing	
Bedroom 3	12' x 11'
Bedroom 4	12' x 11'

OUTSIDE

Front Garden
Rear Garden
Driveway

Council Tax Band: B
Tenure: Freehold

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

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 © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed

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