



184b Carisbrooke Road
Newport | Isle of Wight | PO30 1DL

FINE & COUNTRY

Step inside

184b Carisbrooke Road

This impressive seven-bedroom detached family home lies on the outskirts of the charming village of Carisbrooke, famous for its Castle and other historical buildings such as Carisbrooke Priory. The property is also close to the county town of Newport and, because of its central location, is easily accessible to all parts of the island. Originally built in 2003 it nestles in a large plot surrounded by woodland with its own brook within the property boundaries and provides plenty of flexible and attractive accommodation.

The family home is accessible through a private road, set back from the main road with a driveway leading to a block paved frontage providing plenty of off-road parking leading up to a large double garage as well as to the covered porch and front door. The reception hall is particularly spacious with a sweeping staircase to the first floor and door access to all the ground floor rooms. This includes the large light and bright, triple aspect lounge with its French doors to the large patio and the delightful inglenook fireplace with a Bressumer beam brick surround and a log burning stove as a focal point.

Guests will be delighted to enjoy a meal in the dual aspect dining room that also has French doors to the garden while anyone working from home can take advantage of the bespoke fitted office. There is also a downstairs cloakroom and a large utility room as well as the attractive double aspect kitchen and a raft of fitted units housing the gas hob and oven, a dishwasher, fridge and freezer which are all integrated.

Off the galleried light filled landing on the first floor there is a family bathroom with a spa sized corner bath and separate shower as well as five bedrooms including a double with an en-suite shower room and the main bedroom with a large en-suite bathroom incorporating both a bath and a separate shower. While on the second floor the bright and large hallway offers a reading space and access to a very large bedroom under a vaulted ceiling and a further second large double with an en-suite cloakroom. However, this floor would make an ideal 'hideaway' for teenagers looking for their own space, the versatile and spacious rooms have been used through the years as a Cinema room, games room with a large pool table and presently is used as art studio, school room and guest room.

Outside the large patio which is made of Brazilian slate wraps around two sides of the house and provides plenty of space for al fresco dining and relaxing in the sunshine. The easy-to-manage and very private garden includes solid fencing all round a large lawn, backing onto woodland.





Seller Insight

“ We have been really happy here but we now need to move back to the mainland for family reasons. We originally bought the house because it is in a private and convenient location but, at the same time, provides the feeling of being in the countryside with the woodland behind and the brook with its ducks that our daughter really enjoys watching. It is also a great house for entertaining and it has been wonderful to have plenty of space for our family and friends to visit. While the accommodation is ideal for a large family the house could also provide excellent facilities for anyone wanting to develop a bed and breakfast business.

The location is ideal as in many ways we have 'the best of both worlds.' In one direction there are country walks including just a seven-minute walk to the castle. While in the other direction you can stroll to Newport in less than 15 minutes. The village of Carisbrooke is best known for its castle but it also includes a traditional pub, a café, an Italian restaurant and a few shops in the high street. There are also four schools including St Thomas primary school and Christ the King secondary school as well as a doctor's surgery.

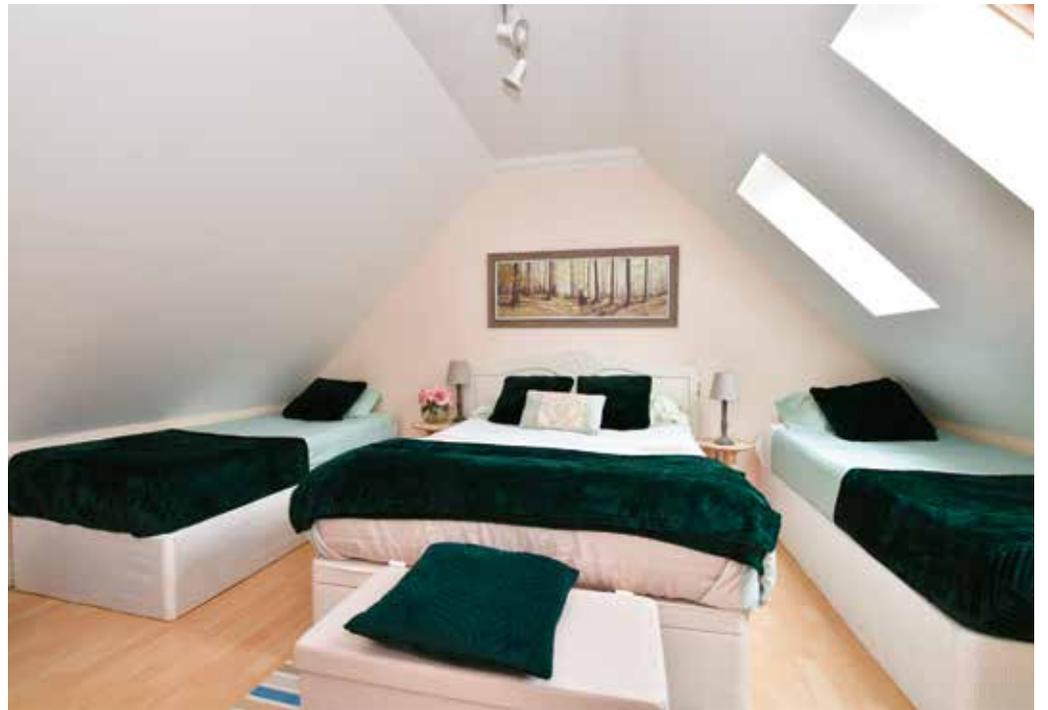
Newport is the county town of the Isle of Wight and includes a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. It is not far from the Shide Nature Reserve and the walks or cycle rides along the River Medina are a real pleasure, while the Newport Golf Club is available for golfing enthusiasts.

It is a delightful place to live and as a base for a holiday as it is in the centre of the island so it is easy to get to everywhere whether you want to visit the famous Needles, enjoy a day at the charming Godshill with its iconic model village or 'shop till you drop' in the individual boutiques in Ryde.

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as the famous Carisbrooke Castle, Butterfly world, Sandown Zoo, Amazon World and Monkey Haven. A variety of annual events take place in the area including the world-famous Isle of Wight festival and the boutique Eclectica festival at Robin Hill.”*

* 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.







Travel Information

6.8 miles from West Cowes to Southampton Red Jet Ferry Terminal
 9.6 miles from Yarmouth to Lymington Ferry Terminal
 5.7 miles from Fishbourne to Portsmouth Ferry Terminal

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

Medina Leisure Centre, Newport	1.7 miles
Newport Golf Club, Newport	2 miles
Newport Cricket Club, Newport	1.7 miles
Red House Day Spa, Newport	0.7 miles

Healthcare

Doctors Surgeries	
Medina Health Centre, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
Carisbrooke Health Centre, Carisbrooke	01983 522150

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	1.7 miles (01983 822099)

Education

Primary Schools
 Nine Acres Primary School, Newport 01983 522984
 Newport C of E Primary School, Newport 01983 522826
 Hunnyhill Primary School, Newport 01983 522506
 Carisbrooke C of E Primary School, Carisbrooke 01983 522348
 St Thomas of Canterbury Primary School 01983 522747

Secondary Schools/Colleges

Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde Private School, Ryde	01983 562 295
Ryde Academy, Ryde	01983 567 331
Isle of Wight College, Newport	01982 526 631
Island VI Form Campus, Newport	01983 522886

Learning Assisted Schools

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
Clatterford Tuition Centre, Newport	01983 524 680
Thompson House Tuition Centre, Newport	01983 539 967

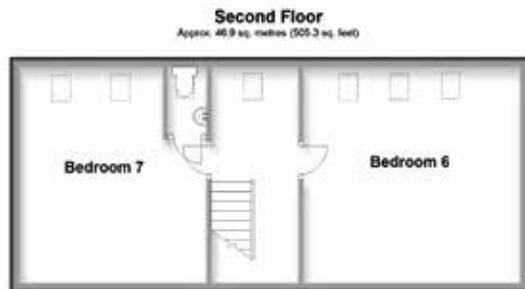
Entertainment

Restaurants / Bars
 The Eight Bells, Newport
 The Bargeman's Rest, Newport
 The Blacksmith Arms, Carisbrooke
 Burrs, Newport
 Thompson's Restaurant, Newport
 Breeze, Newport
 The Sun Inn, Calbourne

These bars and restaurants are available within a 5-mile radius of this home.

Local Attractions / Landmarks

Osborne House – East Cowes
 Tapnell Farm - Yarmouth
 Fort Victoria Country Park - Norton
 Yarmouth Castle - Yarmouth
 The Needles Landmark Attraction – Alum Bay
 Carisbrooke Castle – Carisbrooke
 Monkey Haven - Newport
 Robin Hill Country Park - Downend



GROUND FLOOR

Entrance Hallway	
Lounge	21'3 x 12'9
Office	8'1 x 7'1
Dining Room	14'2 x 10'8
Utility Room	5'6 x 4'11
Cloakroom	
Kitchen	14'9 x 9'5

FIRST FLOOR

Landing	
Bedroom 1	14'9 x 13'
En-Suite Bathroom	10'8 x 5'10
Bedroom 2	12'4 x 10'7
Bedroom 3	13'4 x 9'3
En-Suite Shower Room	8'8 x 2'7
Bedroom 4	12'9 x 7'7
Bedroom 5	9'8 x 8'6
Family Bathroom	10'8 x 7'2

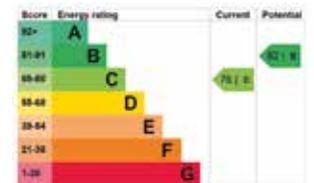
SECOND FLOOR

Landing	
Bedroom 6	14'8 x 13'9
Bedroom 7	14'5 x 12'9

OUTSIDE

Front Garden	
Driveway Parking	
Double Garage	16'4 x 15'11
Rear Garden	

Council Tax Band: G
Tenure: Freehold





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