



8-10 Watergate Road  
Newport | Isle of Wight | PO30 1XN

FINE & COUNTRY

# Seller Insight

“ I really loved the atmosphere of the house as soon as I walked into it. It seemed to 'wrap itself around me' with a homely and cosy feel. However, while I have enjoyed my life here, I feel it is time for me to move to the mainland. The location is delightful as we have a lovely deer park at the end of the road and it is only a stone's throw from the countryside for lovely walks that join the Tennyson Trail so, if you are feeling energetic, you can walk all the way to The Needles. At the same time I can stroll into the centre of Newport in about eight minutes, while the nearby village of Carisbrooke includes two pubs, a variety of shops and four schools.

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. We are 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.

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as the famous Carisbrook Castle 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.





# Step inside

8-10 Watergate Road

Steeped in history, this charming property was once a pair of dairy cottages built in 1700, but in more recent times it was converted into a detached country house in an elevated position offering wonderful views. It is now a characterful family home with delightful original features situated in a semi-rural environment on the outskirts of Newport, not far from Carisbrooke Castle and close to an Area of Outstanding Natural Beauty.

There is a carport at road level with steps up to the property leading to the entrance porch which then opens into the charming dining room with exposed beams and a brick fireplace. From the dining room a door opens into the inner lobby with direct access to the comfortable lounge with its raft of exposed beams, fireplace with a log burner and built in shelving as well as a door to the good sized study/snug or fourth bedroom. This has a charming fireplace and exposed beams and could be ideal for an elderly relative as it also has multi-pane French doors to the garden, so can provide a separate external access.

The kitchen includes plenty of storage units, a built-in oven and hob as well as stand-alone appliances. There is also a utility area and a shower room on the ground floor that services two of the first-floor bedrooms that are accessed via a separate staircase. Both these rooms have built in cupboards with the one bedroom also incorporating an en suite cloakroom. The other staircase leads to the family bathroom and two further bedrooms including one with dual aspect and a vanity basin.

Outside the rear garden is far larger than it might first appear and backs onto another large garden, providing a really spacious feel. It is surrounded by mature trees and shrubs and includes a walled terrace and dining area with steps up to a lawn. There is also a little pond with a seating area and a wood gazebo, a garden storage shed, a chicken coop and run, vegetable beds, a greenhouse and an orchard with figs, apples, pears and cherry trees so is ideal for anyone who wants to develop the 'good life.' An additional feature in this garden is the historic well that is apparently linked to the well at Carisbrooke Castle.







**Travel Information**

6.1 miles from West Cowes to Southampton Red Jet Ferry Terminal  
 10.7 miles from Yarmouth to Lymington Ferry Terminal  
 5.6 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](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Medina Leisure Centre, Newport	1.6 miles
Newport Golf Club, Newport	1.3 miles
Newport Cricket Club, Newport	1 mile
Red House Day Spa, Newport	0.8 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 Ryde, Newport	01983 822099 (2 miles)

**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

**Restaurants/Bars**

The Eight Bells, Newport  
 The Bargeman's Rest, Newport  
 The Blacksmith Arms, Carisbrooke  
 Burrs, Newport  
 The Sun Inn, Calbourne  
 Toto, Newport  
 Correo Lounge, Newport

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

Approx. 77.2 sq. metres (831.0 sq. feet)



### First Floor

Approx. 57.8 sq. metres (621.6 sq. feet)



#### GROUND FLOOR

Entrance Porch	
Dining Room	13'7 x 9'2
Inner Hallway	
Kitchen	9'3 x 8'11
Shower Room	
Lounge	15' x 15'
Study	13'5 x 8'8
Utility Room	

#### FIRST FLOOR

Landing (Front of House)	
Bedroom 1	13'6 x 9'1
Bedroom 4	10' x 9'3
Bathroom	
Landing (Rear of House)	
Bedroom 3	10'7 x 9'1
Bedroom 2	10' x 8'10
En-Suite Cloakroom	

#### OUTSIDE

Front Garden  
Car Port Parking  
Rear Garden



Council Tax Band: E  
Tenure: Freehold



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 © 2023 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 17.01.2023



Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
28 St James Street, Newport, Isle of Wight PO30 1HY

