



8-10 Watgate 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

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

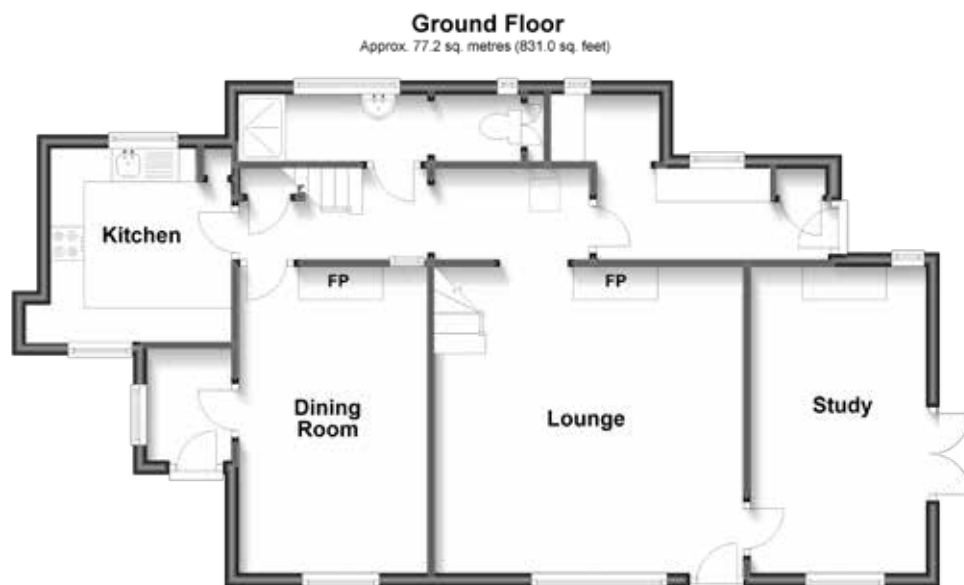
Restaurants/Bars

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

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

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

