



Headley Grange
Branstone | Sandown | Isle of Wight | PO36 0LT

FINE & COUNTRY

Seller Insight

“ We originally purchased the property because we loved its fascinating character and quirky features as well as the rural environment and being near the centre of the island so have easy access to ports, beaches and towns, but we now feel it is time for us to downsize.

We are close to the delightful Amazon World and the Wildheart Animal Sanctuary and only a short distance from the charming village of Newchurch. It acquired its name from a 'New Church' that was built in 1087 and includes an excellent garden centre with a new café as well as the renowned Garlic Farm and the award winning Pointer Inn, where you can enjoy a drink and a meal. It is not far to the local primary school and the bus stop is close by providing access to Newport, Shanklin and Sandown. While, for the more energetic, The Sustrans 23 cycle route runs through Newchurch and we also have superb places to go for country walks.

Shanklin is not far away with its attractive seafront and beach as well as the charming Old Village with its thatched cottages, independent shops, restaurants and pubs while the Shanklin Theatre provides a variety of professional and amateur shows for evening entertainment. We are also only a few miles from Sandown with its well-known pier and high street plus a station for trains that run between Ryde Pier Head and Shanklin. Sandown includes a golf club, a range of shops, restaurants and schools as well as the Wildheart Animal Sanctuary.*

* 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

Headley Grange

This characterful property was originally built in 1851 of island stone with a large annex being added in the 1970s. If you are looking for a quirky family and/or inter-generational home or would like to generate income with a holiday let this property could be ideal. It sits in a spacious plot surrounded by mature trees and shrubs and backs onto the countryside but close to the main Newport Road for easy access around the island. There is a good sized gravel driveway providing plenty of off road parking and stepping stones that lead to the attractive porch and period front door.

The inner front door opens directly into the gorgeous dining room with its beamed ceiling, herringbone parquet flooring and stunning stone fireplace with a log burning stove. There are a pair of glass doors to the cosy snug, that, also has exposed beams and makes a great study, as well as steps up to the light and bright, dual aspect lounge with beams, French doors to the garden and a door to the garden.

Like the reception rooms the spacious, dual aspect kitchen and utility room includes period features such as beams and a stable door leading to a rear lobby but it also has everything needed for contemporary living. There are plenty of modern grey units housing an induction hob, built in oven and combi microwave, integrated dishwasher, fridge and freezer as well as space for a washing machine.

Stairs lead from the snug / study to the upper floor where you will find a family bathroom, a separate cloakroom and shower room as well as three double bedrooms including the main bedroom with fitted cupboards.

The self-contained single storey annex with independent utilities, includes a dual aspect kitchen / living room with units housing an induction hob and built in oven with space for other appliances and patio doors leading to the conservatory that provides a charming dining area, two double bedrooms and a contemporary double shower room so would be ideal for elderly relatives, adult children or as a holiday let. There is also access to a private garden area if required.

Outside a large patio provides plenty of space for al fresco dining while kids can enjoy running around the lawns and where you will also find a charming summerhouse and garden shed, whilst backing onto woodland beyond.







Travel Information

8.7 miles from Ryde Catamaran & Hover Travel Ferry
 7.6 miles from Fishbourne to Portsmouth Ferry Terminal
 9.3 miles from East Cowes to Southampton 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

The Heights Leisure Centre, Sandown	2.5 miles
Medina Leisure Centre, Newport	5.9 miles
Sandown & Shanklin Golf Club, Sandown	3.3 miles
TJ's Gym & Fitness Studio, Sandown	2.3 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
South Wight Medical Practice, Godshill	01983 840625
Grove House Surgery, Ventnor	01983 852427

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport (7.3 miles)

01983 822099

Education

Primary Schools
 Berryhill Pre School, Sandown 01983 717363
 The Bay Primary School, Sandown 01983 403284
 Broadlea Primary School, Sandown 01983 402403
 Newchurch Primary School, Newchurch 01983 865210
 Shanklin C of E Primary School, Shanklin 01983 862444

Secondary Schools/Colleges

The Bay Secondary School, Sandown	01983 403284
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
The Island Free School, Ventnor	01983 857641
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 852722

Entertainment

Merrie Gardens, Lake
 Fighting Cocks, Arreton
 White Lion, Arreton
 Pointers Inn, Newchurch
 The Taverners, Godshill
 Woods Kitchen, Godshill
 The Garlic Farm Restaurant, Newchurch
 Hare & Hounds, Downend

These bars and restaurants are available within a 10-minute drive of this home.

Local Attractions / Landmarks

Wildheart Animal Sanctuary, Sandown
 Amazon World, Arreton
 Robin Hill Country Park, Downend
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 Carisbrooke Castle, Carisbrooke
 Adgestone Vineyard, Adgestone

Split Level Ground Floor
Approx. 82.4 sq. metres (887.2 sq. feet)



Split Level First Floor
Approx. 50.9 sq. metres (548.3 sq. feet)



SPLIT LEVEL GROUND FLOOR

Entrance Porch	
Dining Room	14'11 x 14'2
Lounge	20'8 x 20'4
Kitchen	14'11 x 10'2
Utility Room	10'11 x 8'2
Boot Room	

SPLIT LEVEL FIRST FLOOR

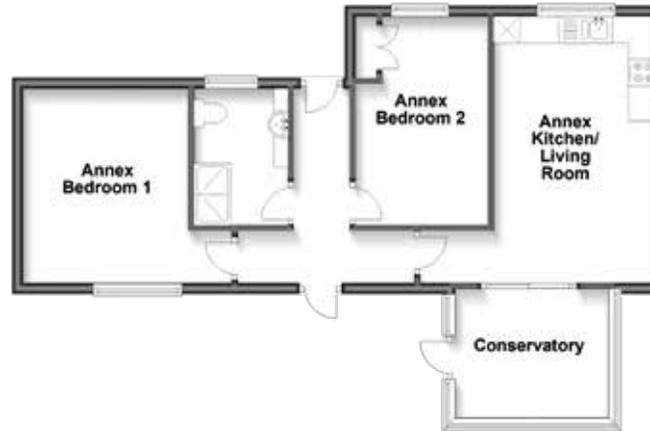
Landing	
Bedroom 1	12'11 x 10'4
Bedroom 2	11'10 x 11'3
Bedroom 3	12'10 x 10'11
Bathroom	
Cloakroom	
Shower Room	

ANNEX

Annex Hallway	
Annex Kitchen / Living Room	12'11 x 9'2
Annex Conservatory	7'3 x 7'2
Annex Bedroom 2	9'4 x 7'2
Annex Bedroom 1	11'10 x 10'2
Annex Shower Room	

Annex

Approx. 58.1 sq. metres (625.7 sq. feet)



OUTSIDE

- Front Garden
- Ample Parking
- Detached Office / Workshop
- Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		31 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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



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