



Mulberry Lawn
Quay Lane | Brading | Isle of Wight | PO36 0AT

FINE & COUNTRY

Seller Insight

“ We fell in love with Mulberry Lawn the moment we set eyes on it in 2015. Visitors often comment that it is a hidden gem, tucked away in the historic town of Brading. Three generations of our family have enjoyed living here, where we can be together but have our own private space. Originally, we created one apartment for an elderly relative and one for our guests or as holiday accommodation. We often fill the house with friends and family for traditional Christmas celebrations and other important occasions.

Brading has good amenities with a wonderful convenience store, shops, pubs, eateries and a vibrant community centre. It is well connected by the Island train and bus routes to Ryde, Newport and Shanklin. Yet it is right on the edge of countryside with Brading Downs and Brading Marshes on the doorstep.

We have spent considerable time improving and renovating parts of the property but hope we have kept all our renovations in keeping with the period nature of the house. We have enjoyed every minute of living here, where we participate in the thriving and friendly local community. We plan to stay in touch, however it is now time to move on and give other people the pleasure of living in our much loved house.*

* 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

Mulberry Lawn

Nestled in the highly sought-after Quay Lane in Brading, this exquisite, detached period home dating back to circa 1860 blends timeless character with impressive space and versatility. Offered chain free, this is a rare opportunity to acquire a substantial residence that not only delivers on charm and elegance but also offers income potential through its two linked apartments.

The main residence, currently arranged as a six-bedroom home, immediately welcomes with a beautiful stone porch and an inviting entrance hallway, where high ceilings, a leaded window, and original exposed floorboards set a tone of warmth and grandeur. Every detail in this home speaks to its heritage, from ornate radiators and Victorian tiles to feature fireplaces and wooden panelling.

A spacious lounge with a large bay window and log-burning stove flows naturally into a generous dining room and an enchanting sunroom with full garden views. The kitchen is the heart of the home, boasting a charming yet functional layout complete with a range cooker, built-in appliances, and a central island that's ideal for family gatherings or entertaining.

On the upper floors, the home continues to impress with large, light-filled bedrooms, each full of character. The principal suite includes a Jack and Jill en-suite, while other rooms are currently styled as a library and office space, offering flexibility to suit any lifestyle. The top floor reveals a delightful turret balcony with panoramic countryside views, an idyllic retreat for peaceful reflection.

A first-floor suite features a private kitchen/living area, a spacious bedroom with exposed stone detailing, and a full en-suite bathroom. Below, a ground floor integral apartment offers generous living with its own entrance, kitchen/diner, lounge, en-suite bedroom, and a family bathroom, perfect for multi-generational living, guest accommodation, or holiday lets (subject to relevant planning permissions).

The grounds are just as captivating, with mature wrap around gardens offering colour, privacy, and relaxation throughout the seasons. A large greenhouse and established planting provide an ideal setting for gardening enthusiasts. The gated driveway allows for ample off-road parking, enhancing both practicality and security.

This exceptional home offers a unique lifestyle opportunity, period elegance with modern comfort, versatile accommodation, and the potential for additional income or flexible living arrangements. Whether you're seeking a forever family home, a boutique guest house, or a residence with scope for dual living, this stunning property delivers all that and more, right in the heart of one of the Isle of Wight's most desirable locations.







Travel Information

7.1 miles from Fishbourne to Portsmouth Ferry Terminal
 11.6 miles from East Cowes to Southampton Ferry Terminal
 18 miles from Yarmouth to Lymington Ferry Terminal

0.5 miles from Brading Train Station & Island Line Services

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	2.1 miles
Sandown & Shanklin Golf Club, Sandown	2.7 miles
Bembridge Sailing Club, Bembridge	3.6 miles
Brading Haven Yacht Club, Bembridge	2.8 miles
Westridge Golf Centre & 1Leisure, Ryde	2.3 miles

Healthcare

Doctors Surgeries	
Bembridge Surgery, Bembridge	01983 871828
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Tower House Surgery, Ryde	01983 817200

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport (01983 822099)	9.1 miles

Education

Primary Schools:
 Windmills Pre-School, Bembridge
 Bembridge Primary School, Bembridge
 Brading CE Primary School, Brading
 St Helens Primary School, St Helens
 Nettlestone Primary School, Nettlestone
 The Bay CE Primary School, Sandown
 Broadlea Primary School, Sandown

Secondary Schools/Colleges:
 The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983 873575
 01983 872668
 01983 407217
 01983 872442
 01983 613171
 01983 403284
 01983 402403

01983 403284
 01983 524651
 01983 537 070
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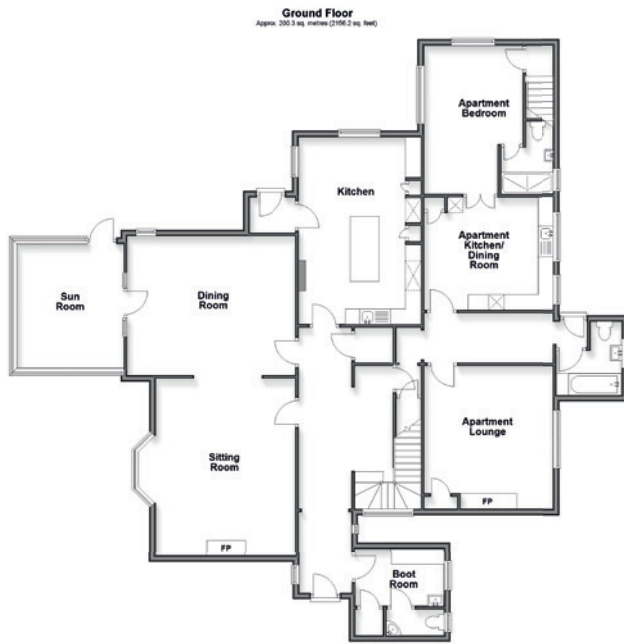
Entertainment

Restaurants / Bars
 Braai, Brading
 Rectory Mansion, Brading
 Yarbridge Inn, Yarbridge
 The Vine, St Helens
 Ganders Restaurants, St Helens
 Culver Haven, Culver Down
 The Propeller Inn, Bembridge
 The Bandstand, Culver Parade
 Little Fox's, Bembridge
 The Birdham, Bembridge
 Barbosa, Bembridge

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

Local Attractions / Landmarks

St Helens Fort – The Solent
 Bembridge Windmill - Bembridge
 The Wildheart Animal Sanctuary - Sandown
 Sandown Pier - Sandown
 Bembridge Fort – Culver Down
 Amazon World Zoo – Newchurch
 Adgestone Vineyard - Adgestone
 Carisbrooke Castle – Carisbrooke
 Monkey Haven Primate Rescue Centre – Newport
 Quarr Abbey - Binstead

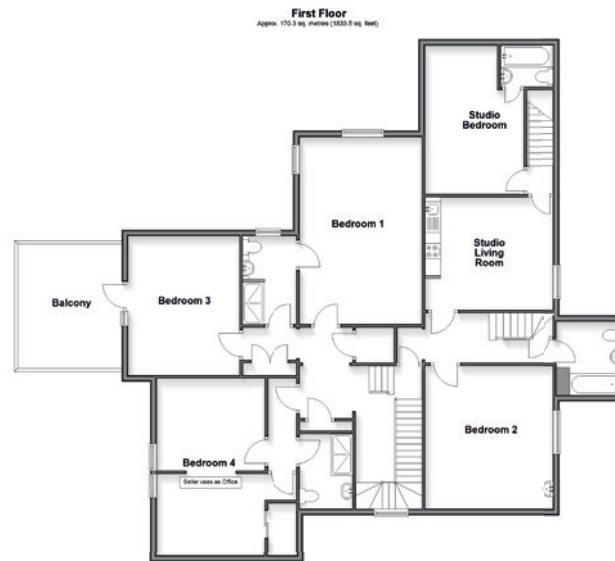


GROUND FLOOR – MAIN HOUSE

- Entrance Hallway
- Boot Room
- Cloakroom
- Sitting Room 19' into bay x 19'
- Dining Room 18'1 x 15'5
- Sun Room 15'1 x 13'5
- Kitchen 19'8 x 15'1
- Rear Porch

GROUND FLOOR – APARTMENT

- Apartment Hallway
- Apartment Lounge 14'1 x 13'9
- Apartment Bathroom
- Apartment Kitchen / Dining Room 14'1 x 11'10
- Apartment Bedroom 15'10 max x 10'10 max
- Apartment En-Suite Shower Room

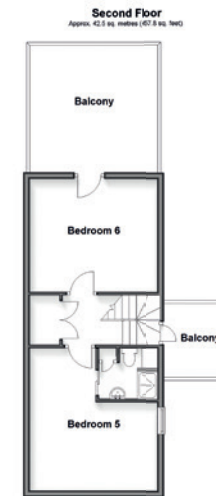


FIRST FLOOR – MAIN HOUSE

- Landing
- Bedroom 1 20' x 14'1
- Jack & Jill En-Suite Shower Room
- Bedroom 3 14'9 x 11'10
- Balcony
- Bedroom 4 / Office 11'6 x 11'6 plus 14'5 x 8'10
- Shower Room
- Hallway
- Bedroom 2 15'1 x 14'1
- Family Bathroom 7'7 x 7'3

FIRST FLOOR – STUDIO SUITE

- Studio Living Room 13'9 x 11'10
- Studio Bedroom 15'7 max x 10'10 max
- Studio Bathroom

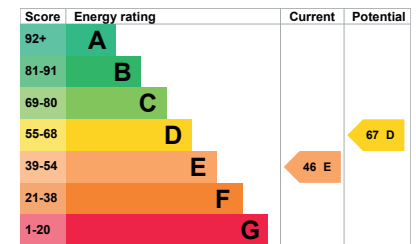


SECOND FLOOR – MAIN HOUSE

- Landing
- Turret Balcony
- Bedroom 5 14' max x 13'2 max
- En-Suite Shower Room
- Bedroom 6 12'6 x 11'10
- Balcony

OUTSIDE

- Front Garden
- Driveway
- Rear Garden



Council Tax Band: F
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 © 2025 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 12.08.2025



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