

SPENCE  
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Watchingwell Manor, Calbourne, Newport, Isle Of Wight





# Watchingwell Manor

CALBOURNE, NEWPORT, ISLE OF WIGHT

*A magnificent Grade II listed Georgian manor house dating from 1774, located in a wonderful rural position extending to over 10 acres, with 6 bedrooms, a hard tennis court, substantial games/ gym building, immaculate landscaped grounds, fenced paddocks, and an extensive stable complex. The driveway has recently had new ash felt topped with chippings and comes with a 3-year guarantee.*



ENTRANCE HALL | DRAWING ROOM | SNUG | ORANGERY | STUDY  
KITCHEN/BREAKFAST ROOM | LOBBY | CLOAKROOM | UTILITY ROOM | CELLAR

MASTER BEDROOM WITH DRESSING ROOM & ADJACENT BATHROOM  
5 FURTHER BEDROOMS | 2 FURTHER BATH/SHOWER ROOMS

RECREATION/GAMES/GYM BUILDING | QUALITY STABLING | HARD TENNIS COURT  
PROFESSIONALLY MAINTAINED GARDENS AND GROUNDS

IN ALL APPROXIMATELY 10.22 ACRES (4.13 HA)

Watchingwell Manor is one of the most sought-after Island manor houses located in rural, yet accessible location, with 6 bedrooms, 3 bathrooms, reception hall, 3 reception rooms and a fine dining conservatory/orangery, this elegant period property is built in a traditional Georgian style; and is presented to a high standard. It stands in spectacular well-manicured grounds including an all-weather tennis court and gym/games room. There are three well fenced paddocks of around 7.9 acres with a high quality detached stable building. The property offers an excellent mix of equine and country pursuits as well as lifestyle sports facilities.

The driveway has recently (March 2025) had new ash felt topped with chippings and comes with a 3-year guarantee.

The secluded rural location provides beautiful countryside views and is close to wonderful walking and riding country as well as to both the sandy beaches of Compton Bay and the restaurants, shops, harbour, and the ferry at Yarmouth. The famous sailing town of Cowes is a 15-minute drive away with its fast catamaran link to Southampton and onward London trains.



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## ACCOMMODATION

The accommodation is set out over three levels and comprises of: -

### GROUND FLOOR

**RECEPTION HALL** With flagstone floor; stairs to 1st floor and down to Cellar

**STUDY** East facing aspect across the formal driveway and adjacent lawns. Recently decorated with dado panelling, window seat.

**DRAWING ROOM** With centrally located wood-burning stove, dado panelling, recently decorated, window seats, window shutters and impressive original period slatted lattice door.

**REAR HALL** With flagstone floor and exterior door.

**SNUG/DINING ROOM** With fitted cupboards, fireplace with wood-burning stove.

**ORANGERY** Bespoke solid wood construction, with limestone floor, 2 pairs of French doors open to the garden terrace and pair of bi-fold French doors to:

**KITCHEN** Recently refurbished units and worktops. The kitchen was converted from the original 'brew house' vaulted ceiling, exposed beams with 6 Oven gas/electric Aga range with gas hob; fitted units by Mark Wilkinson. Surfaces and limestone floor & double 'Belfast' sink. Island unit and breakfast bar.

**UTILITY ROOM** With beech wood-work surfaces and Belfast sink.

**CLOAKROOM** With WC & wash hand basin.

### FIRST FLOOR

#### LANDING

**REAR LANDING** With Airing Cupboard with 'Mega-flo' unvented hot water cylinder.

**MASTER SUITE BEDROOM (DUAL ASPECT)** Opens to Dressing Room with fitted wardrobes and cupboards adjoining:

**BATHROOM** With double-ended bath, WC, and double wash hand basins set in marble surfaced vanity unit, tongue, and groove dado panelling.

**SHOWER ROOM** With shower in glazed cubicle, WC, and wash hand basin.

**BEDROOM 3** With cast iron horseshoe fireplace and two original fitted cupboards.

**BEDROOM 2** With cast iron fireplace and two original fitted cupboards.





## SECOND FLOOR LANDING/SITTING ROOM

**SHOWER ROOM** Newly installed with shower in cubicle, WC, wash hand basin.

**BEDROOM 4** With tongue and groove dado panelling.

**BEDROOM 5** With cupboard tongue and groove dado panelling & 'Velux' window

**BEDROOM 6** With cupboard tongue and groove dado panelling.

## GARDENS & GROUNDS

To the front and rear of the Manor the gardens comprise of formal lawns, herbaceous borders and mature specimen trees including oak, holly, silver birch and a fine walnut tree. The gardens extend around the property and are exceptional having been planted with over 5000 individual plants. A stunning new rose garden has recently been planted and there is a fabulous, covered pergola all offering fine views across the gardens. To the south and west of the main house is a charming stone-paved dining and seating terrace and extensive formal lawns to the front and rear of the main house. An enclosed hard, all weather tennis court can be found set by itself away from the formal lawns. The pristine rear lawns are watered by a concealed automatic irrigation system with rain sensors. Behind mature hedging, a screened footpath crosses the grounds to the west of the manor.

## EQUINE/LIVESTOCK FACILITIES

Watchingwell Manor benefits from a superb selection of well fenced paddocks, which are gently sloping to allow for good drainage. There is an access strip outside of these paddocks, which is also enclosed with a boundary fence. Access to all three fields is excellent and there is a high-quality timber stable building with four stables, WC, kitchenette, tack room and 10.4m x 3.4m hay store. Outside this is a well-drained yard/hard standing.

## SERVICES AND HEATING

Mains water (free), and electricity (3 Phase to the Manor) are connected to the property. Newly installed treatment plant in May 2023). The property is heated via a combination of radiators and under-floor heating supplied by an oil-fired boiler fed from a 5,000L tank.

## POSTCODE

PO30 4HZ

## COUNCIL TAX

Manor: Band G Amount Payable circa £3,764.00 per annum.



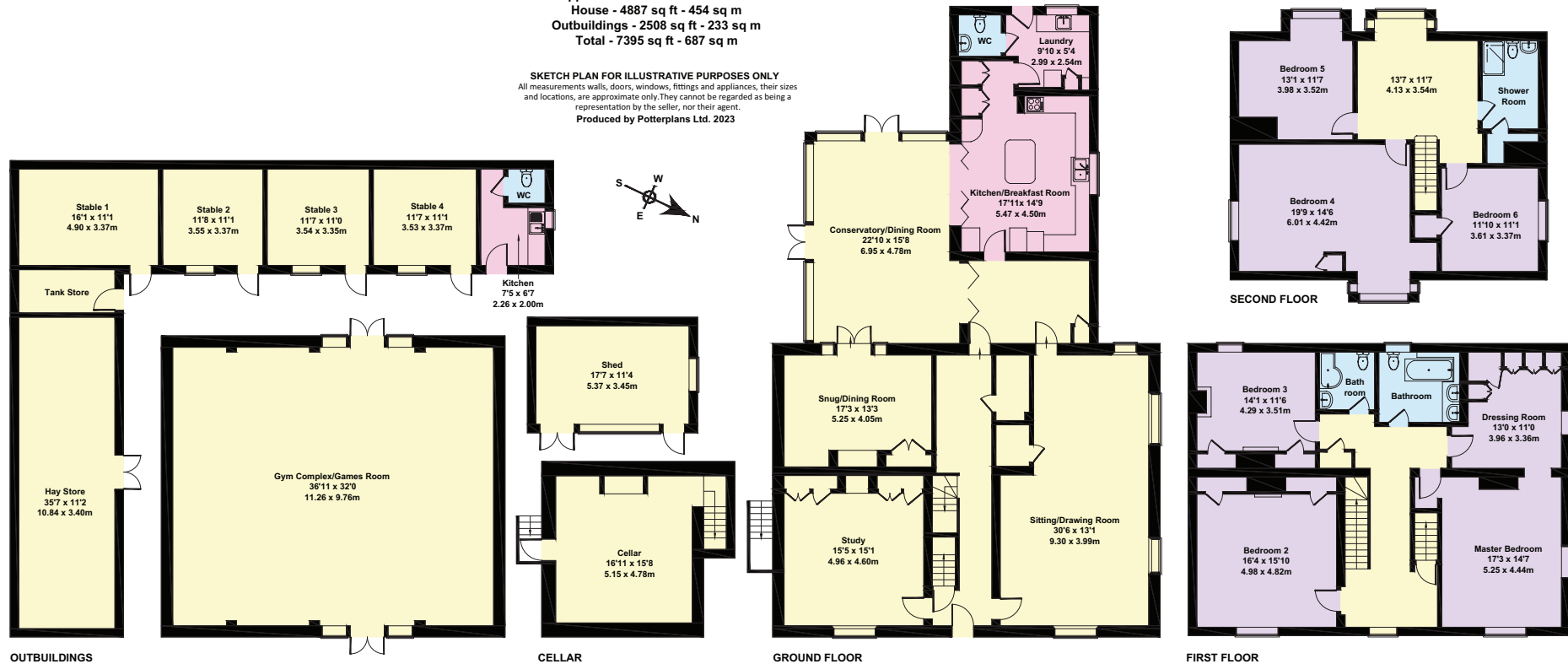




## Watchingwell Manor

Approximate Gross Internal Area  
House - 4887 sq ft - 454 sq m  
Outbuildings - 2508 sq ft - 233 sq m  
Total - 7395 sq ft - 687 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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