



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Marvel Lodge

Marvel Lane, Newport, Isle of Wight PO30 3DT




£700,000  
FREEHOLD



Extensively renovated and set within an AONB, Marvel Lodge is situated in an enviable location with spectacular rural views, and offers a unique, characterful home upgraded for a modern lifestyle.

- Extensively renovated Grade II Listed home
- Magnificent countryside views
- Three double bedrooms and two reception rooms
- Full of original Victorian character
- Plenty of driveway parking
- Peaceful rural lane location
- Occupying one third of an acre
- Designed for modern-day living
- Beautiful wrap-around lawned gardens
- Set in an AONB and conveniently close to local amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Surrounded by meandering country lanes and rolling green landscapes, Marvel Lodge is perfect for those seeking an idyllic rural lifestyle whilst offering all the amenities of Newport close by. Dating back to 1870, this striking redbrick Victorian property with its distinctive turret structure was constructed by a local boulder who took inspiration from the iconic National Trust Red House building in Bexleyheath, designed by William Morris. Today, the property has been completely transformed by the current owner who has sympathetically retained the charming historical character whilst providing a modern family home with elegant, high-quality finishes and modern amenities such as a contemporary kitchen with integrated appliances and underfloor heating, a spacious family shower room, a separate utility room providing a ground floor toilet, and an electric central heating system.

Boasting high ceilings throughout, the accommodation comprises a traditional entrance hall leading to two dual aspect reception rooms, and a modern kitchen - each of these rooms feature attractive working fireplaces. The ground floor also provides a utility room and a staircase ascending to the first floor where there is a landing featuring charming porthole windows. Forming the first floor are three spacious double-sized bedrooms and a generous shower room.

Outside, Marvel Lodge occupies approximately one third of an acre which incorporates immaculate wrap-around lawned gardens which are open to the spectacular countryside views over the Medina Valley. A gravel driveway provides a smart approach to the property and ample parking for multiple vehicles.

Overlooking rolling rural landscapes on the outskirts of Newport, this tranquil location is abundant with local wildlife, and boasts magnificent views stretching over fields, equestrian paddocks and woodland. The property is well-connected to a network of footpaths and bridleways, and plenty of amenities of nearby Newport are also conveniently close by. Being located at the heart of the Island means that the superb coastline is never too far away, and additionally, mainland transport links are within easy reach with regular car ferry services from Fishbourne to Portsmouth and East Cowes to Southampton located under a 30-minute drive away from the property.

### **Welcome to Marvel Lodge**

Proudly perched on scenic grounds, this attractive property occupies a stand-alone position and is approached via a smart gravel drive from Marvel Lane. To the front, an open porch entrance with beautiful patterned floor tiling has a wooden door opening to the entrance hall.

### **Entrance Hall**

*extending to 12'01 (extending to 3.68m)*

Finished with beautiful, heritage-style floor tiling, the hall features traditional panel doors to each of the ground floor rooms and also benefits from an understair cupboard. The turret structure of the building incorporates a stairwell with a carpeted staircase to the first floor.

### **Dining Room**

*12'06 x 11'08 max (3.81m x 3.56m max)*

Featuring a window to the front and side, this naturally light dual aspect room enjoys an open fireplace with a handsome marble surround, timber floorboards and a pleasant olive-green wall decor.

### **Sitting Room**

*12'07 x 12'06 max (3.84m x 3.81m max)*

Presented with an ochre-yellow wall decor and a cosy grey carpet, this room has French doors opening to the rear and a window to the side, allowing for plenty of natural light. There is also a fireplace set with a cast-iron log burner.





### **Kitchen**

*12'08 x 9'08 (3.86m x 2.95m)*

This light and airy kitchen is fitted with modern, green cabinets which are topped with a wooden countertop incorporating a porcelain sink and drainer beneath a window to the rear aspect. Integrated appliances include a fridge, a dishwasher, plus an electric oven and hob. A substantial brick fireplace set with a cast-iron log burner provides a characterful focal point of the room, and the exposed brick walls are finished in a cream shade. The room is finished with lovely porcelain floor tiling warmed by underfloor heating and has a wooden latch door to an additional porch.

### **Utility Room & W.C.**

*8'07 x 5'04 (2.62m x 1.63m)*

With wall and base cabinetry matching the kitchen, this room provides an integrated freezer and has under-counter space for a washing machine. A wooden countertop hosts a stainless steel sink. Again, finished with porcelain floor tiles, this room also provides a dual flush w.c. and has a window to the rear aspect.

### **First Floor Landing**

Featuring two 'l'oeil de boeuf' windows offering glimpses of the views, the landing has a cosy grey carpet which continues to each of the bedrooms. Panel doors lead to:

### **Bedroom One**

*12'07 x 11'08 max (3.84m x 3.56m max)*

With a window to the front aspect, this spacious double room features a dark blue wall decor and an original Victorian fireplace.

### **Bedroom Two**

*12'07 x 9'06 (3.84m x 2.90m)*

Again, featuring a charming original fireplace, this second double bedroom has a window to the rear and is finished with a mauve wall decor. The room also benefits from a built-in wardrobe.

### **Bedroom Three**

*12'07 x 9'07 max (3.84m x 2.92m max)*

Enjoying lovely views from two windows to the side aspect, this third double bedroom is another well-presented room with an original fireplace and a light blue decor.

### **Shower Room**

*9'05 max x 8'03 (2.87m max x 2.51m)*

This spacious shower room is well-presented with large-scale grey wall tiling, luxury vinyl flooring and a neutral tile surround within a large walk-in shower cubicle featuring a rainfall shower fixture. A white, heritage-style suite comprises a pedestal hand basin and a dual flush w.c. Lit by recessed spotlights and a window to the rear, this room also benefits from a built-in cupboard housing an electric boiler and a water cylinder.

### **Gardens**

Measuring one third of an acre, the grounds surrounding Marvel Lodge offer well-maintained, wrap-around lawned gardens with uninterrupted open views of the surrounding countryside. Gravel areas also wrap around the property, providing ideal spots to arrange outdoor seating from which you can relax and admire the scenic outlook. There are also two storage sheds attached to the side of the property.

### **Driveway**

A wide gravel area offers parking for multiple vehicles and narrows to provide a long approach to the property and further parking if required.



This unique, captivating property provides a rare opportunity to purchase a perfect combination of Victorian character and modern-day living, set in the heart of the Isle of Wight surrounded by rural bliss whilst being just a short drive from plenty of amenities. An early viewing is highly recommended with the sole agent Susan Payne Property.

**Additional Details**

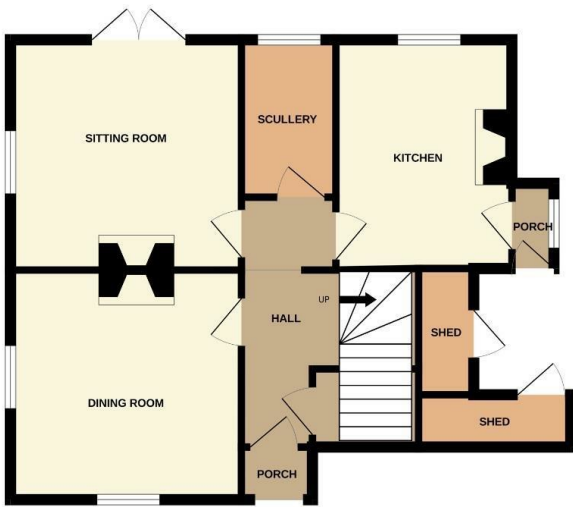
Tenure: Freehold

Council Tax Band: E

Services: Mains water and electricity, and private drainage.



GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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