



# Brooklyn House

92 Carisbrooke Road, Newport, Isle of wight PO30 1DB



A prime example of elegant period grandeur, this generous Victorian residence offers flexible accommodation with the added benefits of a self-contained annex, spacious gardens, and a driveway with a double garage.

- Elegant Victorian detached house
- Ground floor one-bedroom annex
- Three versatile reception rooms
- Spacious plot with wonderful gardens
- Desirable location just moments from the High Street
- Wealth of elegant, traditional features
- Five bedrooms, two with an en-suite
- Family bathroom and ground floor cloakroom
- Double garge and ample driveway parking
- Close to local schools and Isle of Wight College

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

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Occupying a spacious garden plot, Brooklyn House is a magnificent five bedroom family home with plenty of versatile living space and the addition of a ground floor one-bedroom annex, offering the ideal home for a multigenerational household or those seeking a letting income source from the comfort of their own home. Beautifully presented and well-maintained by the current owners, the property exudes the typical period character one would expect from a property of this era with its voluminous coved ceilings incorporating elaborate archways and ceiling roses, a grand turning staircase, traditional panel doors, decorative wall mouldings, and impressive fireplaces.

Upon stepping through a substantial period entrance door, the hall instantly provides a sense of grandeur and leads to three spacious reception rooms offering plenty of versatility to be used for relaxing, entertaining, or working from home. A sociable kitchen-breakfast room features a fabulous Aga and a multi-use kitchen island, and there is an elegant ground floor cloakroom providing convenience for guests and family.

On the first floor, the spacious proportions and traditional elegance continue onto the landing and into four double-sized bedrooms, with two enjoying the luxury of en-suite shower rooms. The first floor is also served by a main family bathroom featuring a fabulous claw-foot bath, and there is an additional small bedroom which could equally be utilised as a home study or dressing room.

Accessed via the entrance hall or an independent entrance door from the front of the home, the self-contained ground floor annex comprises a naturally light open plan living space with a kitchen, and a double bedroom with an en-suite shower room; all of which are beautifully presented with modern interiors.

Outside, beautifully maintained lawned gardens to the front and rear offer a generous outdoor environment and plenty of space for family playtime, al fresco dining on the decked terrace, and lounging in the sunshine. Beyond the rear garden, there is a double garage with a driveway providing that all-important private parking for up to four vehicles.

Brooklyn House is just a five-minute walk away from the town centre of Newport which offers a wide range of shops, a cinema, restaurants, and cafes, and the Southern Vectis bus station provides an extensive network of bus routes across the island. Some of the island's top family attractions are also nearby including the multi-award-winning Monkey Haven and the popular Robin Hill Country Park. Located just north-east of the historic village of Carisbrooke and its famous castle, the property is also perfectly placed to take advantage of Carisbrooke's convenience store, health centre, pharmacy and eateries as well as being just a stone's throw from larger supermarkets nearby in Newport. Being centrally located means you are never far from all the wonderful delights that the island has to offer, including the beautiful West Wight. Additionally, car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton can both be reached within a 20-minute drive, and the Cowes to Southampton catamaran foot passenger service is located only 5.7 miles away.

### **Welcome to Brooklyn House**

Tucked away from the road and set within a secluded front garden, this grand Victorian house is typical of its era featuring traditional yellow brickwork with contrasting red detailing, and an imposing bay window with an ornamental balcony above. A large lawn is flanked by pathways on either side. The left path provides self-contained access to the annex while the right path leads to the imposing and decorative porch of the main entrance. Finished with traditional floor tiles and decorative windows, the open porch provides sheltered access to the grand partially glazed front door.





### **Entrance Hall**

*27'0 x 6'08 (8.23m x 2.03m)*

Providing a grand, welcoming environment, the entrance hall provides a glimpse at the abundance of period features found throughout the home and has an elaborate turning staircase with a carpet runner and wooden spindle balustrade ascending to the first floor with a fabulous stained glass window on the mid-way landing. The space is dressed with a neutral carpet and a warm golden wall shade complementing the historical ambience.

### **Sitting Room**

*17'09 x 13'09 (5.41m x 4.19m)*

Enjoying natural light from two windows to the side aspect, this room is beautifully dressed with a neutral carpet and a warm neutral wall decor including papered feature walls with a classic floral pattern. An elegant pendant light is suspended from a ceiling rose and there is a traditional cast iron working fireplace to provide a cosy warmth during winter.

### **Lounge**

*16'09 x 14'08 (5.11m x 4.47m)*

Currently used as home office and games room, this space features a bay window to the front with a window storage bench, a handsome cast iron fireplace, and an elegant ceiling rose with a triple pendant light fixture. The decor comprises green and floral papered walls and a neutral carpet.

### **Dining Room**

*13'10 x 11'09 (4.22m x 3.58m)*

With a window to the rear aspect, this room is beautifully decorated with a rustic-red wall shade and coordinating papered feature walls in delicate floral pattern. Fitted with a neutral carpet, this room also includes a decorative ceiling rose with pendant light fitting and a fireplace currently blocked with neutral tiling.

### **Kitchen**

*13'10 x 13'08 (4.22m x 4.17m)*

Featuring French doors to the rear terrace and garden beyond, this room is beautifully presented with a range of grey shaker-style cabinets finished with a solid wood countertop and neutral splashback tiling. The cabinets provide the benefits of an integrated dishwasher, a washer/dryer, and a double electric oven with a gas hob and stainless steel cooker hood over. A red gas-fired Aga provides a charming focal point and is positioned within a chimney breast with a neutral tile surround and recessed downlights. A fabulous central island providing additional cupboards incorporates an inset 1.5 stainless steel sink and doubles up as a breakfast bar offering seating for five. To one side of the chimney breast is space to position a large fridge-freezer and on the adjacent side is a full-height built-in cupboard providing extra storage space and access to a gas combination boiler. The room also includes an industrial-style pendant light fixture and is finished with a stone-effect vinyl floor and a red papered feature wall with a decorative print.

### **Cloakroom**

Enjoying natural light from an elongated opaque window to the rear aspect, this cloakroom provides a traditional-style suite comprising a pedestal hand basin with a black splashback and a w.c. This space is beautifully finished with a stylish monochrome vinyl floor and a combination of teal green and neutral wall shades with a contrasting black dado rail.

### **First Floor Landing**

Continuing with the decor from the entrance hall, the first floor landing provides a generous, naturally light space with a series of panel doors to the five bedrooms and a family bathroom. There is also a ceiling rose with a pendant light fixture.



### **Principal Bedroom**

*16'09 max x 14'08 (5.11m max x 4.47m)*

Featuring two windows to the front aspect with an ornamental balcony, this room is naturally light and finished with a warm-neutral wall decor including a dark grey feature wall. Fitted with a cream carpet, this bedroom features a cast iron feature fireplace with a marble surround and benefits from a built-in wardrobe plus an en-suite shower room.

### **En-Suite Shower Room**

This well-presented room provides a dual flush w.c. with white tiling behind, a pedestal hand basin with glass shelving above, and a corner shower cubicle with a white tile surround plus a rainfall-effect shower. There is also a chrome heated towel rail, a wood-effect vinyl floor, and a neutral wall decor.

### **Bedroom Two**

*17'11 max x 13'09 (5.46m max x 4.19m)*

Again, featuring two windows to the front aspect, this carpeted double bedroom is full of natural light and is neutrally decorated including a lilac feature wall. There is also a built-in wardrobe and a door to an en-suite.

### **En-Suite Shower Room**

Again, presented with the same decor as the principal en-suite, this room provides a large shower cubicle with a rainfall-effect fixture and a white tile surround which continues to the wall behind a pedestal hand basin and dual flush w.c. The room also features recessed spotlights and a white heated towel rail.

### **Bedroom Three**

*13'11 x 11'10 (4.24m x 3.61m)*

This further double bedroom enjoys a window to the rear aspect overlooking the delightful garden and has a neutral decor including two papered feature walls in a light blue with an elegant print. The room also enjoys a cast iron feature fireplace and an attractive glass pendant light.

### **Bedroom Four**

*12'10 max x 13'11 (3.91m max x 4.24m)*

Featuring a charming fireplace with a marble surround, this fourth, carpeted double bedroom has a window to the rear aspect and has neutral interiors including a dark grey feature wall.

### **Bedroom Five**

*7'05 x 6'06 (2.26m x 1.98m)*

This small bedroom has a partially opaque window to the side aspect and is neutrally decorated including a coordinating carpet. There is also a ceiling hatch giving access to an insulated loft space.

### **Family Bathroom**

Decorated with a delightful teal-green wall shade and a neutral carpet, this room has a vintage-style suite comprising a pedestal hand basin with a neutral tile splashback, a w.c. with an elegant handle, and a fabulous claw foot bath tucked away within a recess finished with a monochrome vinyl floor area plus mid-height tongue and groove wall panelling painted in cream. The room also enjoys natural light from an opaque window to the rear aspect.

### **Self-Contained Annex**

Upon entering through the main front door, an open lobby area provides space to remove coats and footwear and has a mid-height partition wall providing a sense of separation from the living space.



### **Annex Living Space**

*19'08 max x 12'01 max (5.99m max x 3.68m max)*

Stepping up from the entrance, this open plan living area is full of natural light from two roof lanterns and is finished with oak flooring plus a fresh white wall decor which continues to the bedroom. With a window to the front aspect, this space also has recessed spotlighting and a trio pendant light over the kitchen breakfast bar.

Finished with white splashback tiling, the kitchen area is fitted with a range of modern base and wall cabinets in white with a dark countertop incorporating a 1.5 stainless steel sink and drainer with a multi spotlight bar above. Integrated appliances include a washing machine and an electric oven with a gas hob and a stainless steel cooker hood above.

### **Annex Bedroom**

*11'07 x 8'0 (3.53m x 2.44m)*

Continuing with the recessed spotlights, this bedroom offers a double size and has a window to the rear aspect allowing for natural light. A panel door opens to an en-suite.

### **Annex En-suite**

Light and airy, this room has an opaque window to the rear aspect and a fresh white theme with fully tiled walls plus beautiful floor tiles with a portuguese-style pattern. Warmed by a chrome heated towel rail, the room provides a corner shower cubicle and a matching modern suite comprising a dual flush w.c. and a storage vanity hand basin with a wall-mounted mirrored cabinet above.

### **Gardens**

Secluded by mature boundary hedging and trees, the lawned front garden provides complete privacy from the road and is accessed via ornate metal gates on either side of the plot. A pathway on the right-hand side passes the property and continues to the rear garden via an additional ornate metal gate.

The rear garden provides a spacious outdoor retreat with a generous green lawn and a raised decked terrace providing plenty of space to arrange outdoor furniture for lounging in the afternoon sunshine. Mirroring the front lawn, pathways feature on each side of the rear garden with deep plant borders featuring a range of shrubs and perennials such as roses and agapanthus adding a pop of seasonal colour. A timber gate at the bottom of the garden gives access to the driveway.

### **Driveway and Garage**

Accessed via Field Place, a driveway provides off-road parking for up to four vehicles and there is a double garage.

Set in a highly sought-after and convenient location in Newport, Brooklyn House is a must-see period property offering plenty of flexible family accommodation as well as an annex with great potential to provide a letting income. A viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Information**

Tenure: Freehold

Council Tax Band: G

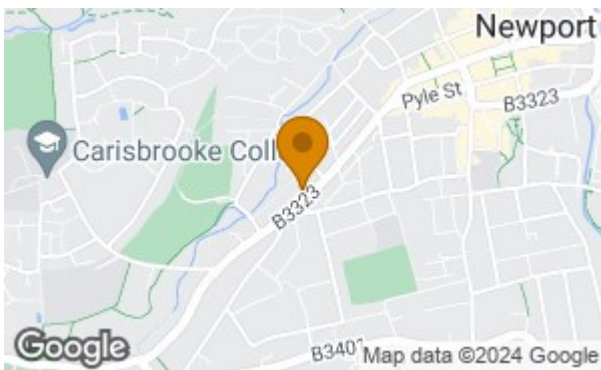
Services: Electricity, gas central heating, mains water and drainage



**Ground Floor**  
1640sqft (152sqm) approximately



**First Floor**  
1214sqft (113sqm) approximately



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	<b>70</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Agent Notes:**

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