



# CRAINGES COTTAGE

Five Houses Lane, Five Houses, Calbourne, Isle of Wight, PO30 4JT



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PO30 4JT

A Charming three-bedroom detached thatched cottage with  
a large garden, situated in a rural hamlet, with stunning views  
across the countryside.

## CRAINGES COTTAGE

Ground Floor: Entrance Hall | Sitting Room | Dining Room | Kitchen | Double Bedroom 3 | Ensuite  
Shower Room/ WC | Rear Lobby | Bathroom with separate bath/shower and WC

First Floor: Wide wooden staircase | Landing | Two Double Bedrooms

In all approx. 103 sq m (1109 sq ft)

## GARDEN, GROUNDS AND SHED

A large, landscaped garden of about 0.3 acres | Parking for three cars | Large shed | Surrounded on  
three sides by pastureland.

Guide Price: £535,000





LOCATION

Crainges Cottage is found at the end of Pump Lane, a single-track, gravelled lane off Five Houses Lane. It sits in a generous plot with attractive gardens on three sides and views across the pastureland and woodland beyond. It is not overlooked and is tucked some distance away from other buildings, a short drive from the village of Calbourne and approximately fifteen minutes from Newport.

HISTORY

The cottage dates back to the 17th century and retains many original features of the period. Five Houses itself has a history of small farms and rural settlement and Crainges Cottage is thought to have once been a farm labourer's dwelling.

THE PROPERTY

Crainges Cottage is a characterful and cosy cottage with everything you would look for in a property of this period: large inglenook fireplaces, both with log burning stoves, thick stone walls to keep in the warmth in the winter and stay cool in the summer, a barrel staircase, wooden casement windows and a thatched porch for added charm. The cottage is well maintained, and the kitchen and bathrooms have all been recently fitted. The boiler is brand new. All three double bedrooms are generous and the flooring is a mixture of wooden boards, terracotta tiles, stone flagstones and some carpeting for comfort. The staircase is wide allowing for easy access to the first floor.

Ground Floor

Porch

A thatched roof and glazing provides a charming entrance to the cottage.

Entrance Hall

Terracotta tiled flooring and storage cupboard under the stairs.

Sitting Room

A dual aspect sitting room with wood burning stove and views over the garden and pastureland.



Dining Room

A generous room that could seat up to ten people around a table. A Charnwood wood burner within a inglewood fireplace. Double wood and glass sliding doors into the kitchen.

Kitchen

A galley kitchen with Aga and electric hob/oven and views over the garden. Wooden work tops and terracotta tiled floor. Door leading to rear lobby and back door to garden.

Rear Lobby

Leads to the garden via the back door. Flagstone flooring. Bathroom with separate shower and bath and W/C. Door leading to sitting room.

First Floor

Bedroom 3

An en-suite double bedroom with french windows opening onto the rear garden.

Staircase

Wide wooden staircase with railing leading from dining room up to first floor.

Landing

Wooden flooring adjoining double bedrooms on each side. A cupboard for storage.

Bedroom 1

A large double bedroom with cupboard storage. Picturesque views of the countryside.

Bedroom 2

A double bedroom also with countryside views.



GARDEN, GROUNDS AND SHED

The garden is attractively landscaped but retains its rural charm, with a mixture of holly trees, mature plants and shrubs and areas paved at the front and back to create outside spaces overlooking the garden or the countryside. The wildlife in the area provides constant activity with woodpeckers and a white owl often seen from the house and gardens. A large wooden shed is available for storage or alternative uses.



Crainges Cottage

Approximate Gross Internal Area = 103 sq m / 1109 sq ft

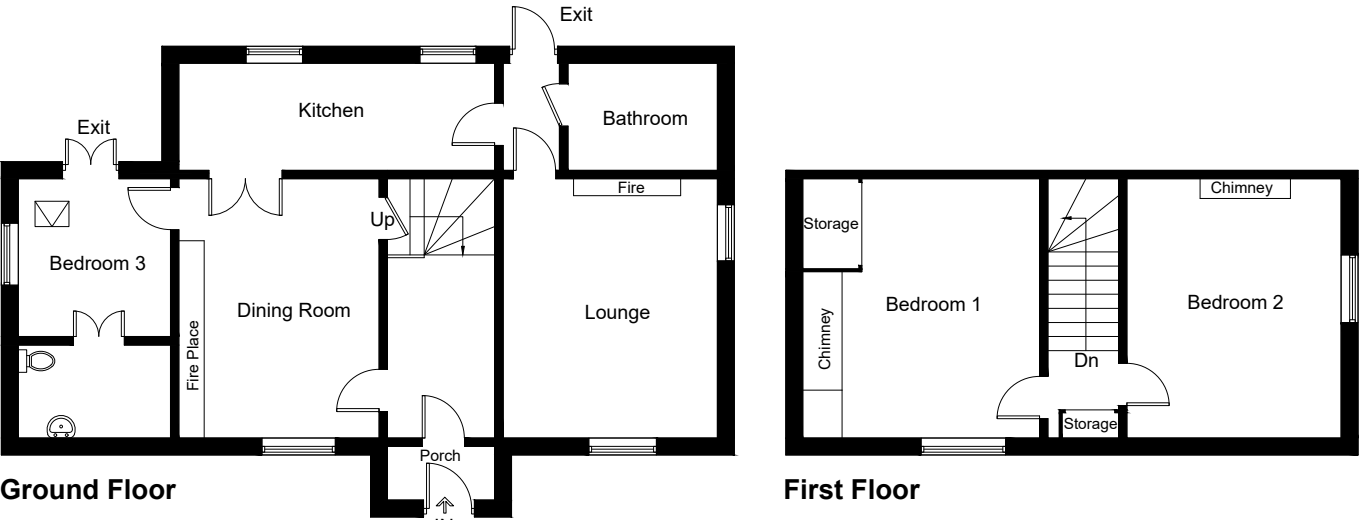


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267000)

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GENERAL REMARKS

**Method of Sale**  
Crainges Cottage is for sale by private treaty  
**Rights of Way**  
There are no public rights of way over the property.

**Access**  
The property is approached via a private lane (within the title). A strip of land that dissects the property curtilage has yet to be registered by the vendor.

**Services**  
Mains electric and water. Oil central heating and hot water via an external oil fuelled boiler. Drainage via a septic tank.

**Covenants**  
There are covenants contained in the title register. These relate to water supply and 'Ground Game Acts' (shoot collection rights). Further detail can be provided in the register but would not affect the sale or rental of the property.

**Broadband**  
31 Mbps.

**Council Tax**  
Tax Band: F

**EPC**  
Crainges Cottage: E

**Plans Areas and Schedules**  
These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

**Postcode**  
PO30 4JT

**What3Words**  
///podcast.windows.burden

**Viewing**  
By appointment with BCM Wilson Hill only.

N.B. These particulars are as set at December 2025 and photography taken December 2025

**Selling Agent**  
Daniel Ward, BCM Wilson Hill – Isle of Wight Office, Red Barn, Cheeks Farm, Merstone, Merstone Lane, Isle of Wight, PO30 3DE  
T – 01983 828808  
E – dward@bcmwilsonhill.co.uk





## Isle of Wight

01983 828 800

[iow@bcmwilsonhill.co.uk](mailto:iow@bcmwilsonhill.co.uk)

**Further offices at:** Winchester | Petersfield | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

