



Holmbush  
Long Lane | Newport | Isle of Wight | PO30 2NT

FINE & COUNTRY

# Seller Insight

“ We love the area and the views. Before moving here 15 years ago we actually lived next door and have always been delighted that there is a bus stop nearby and it is only a short drive into the centre of Newport yet we are surrounded by lovely country views and there are plenty of places to go for ride or walks with the dog. Sadly, for health reasons we have had to move nearer our children on the mainland and hope another family will be able to enjoy this charming home that we have updated over the years with a new kitchen, wet room, toilets and the conservatory.

Newport is in the centre of the island, so it is easy to get to everywhere whether you want a trip on the ferry to the mainland, visit the famous Needles, enjoy a day at the charming Godshill with its iconic model village or 'shop till you drop' in the individual boutiques in Ryde. Newport is the county town of the Isle of Wight and includes a variety of high street stores and independent shops as well as wide selection of restaurants and bars. There is a weekly street market and a farmers' market and a number of primary and secondary schools within the vicinity. It is not far from the Shide Nature Reserve and the walks or cycle rides along the River Medina are a real pleasure, while the Newport Golf Club is available for golfing enthusiasts.

There are plenty of local attractions including a museum, a roman villa and the quay arts centre as well as the famous Carisbrooke Castle and Monkey Haven. A variety of annual events take place in the area including the world-famous Isle of Wight festival and other activities in Robin Hill Park.\*

\* 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

## Holmbush

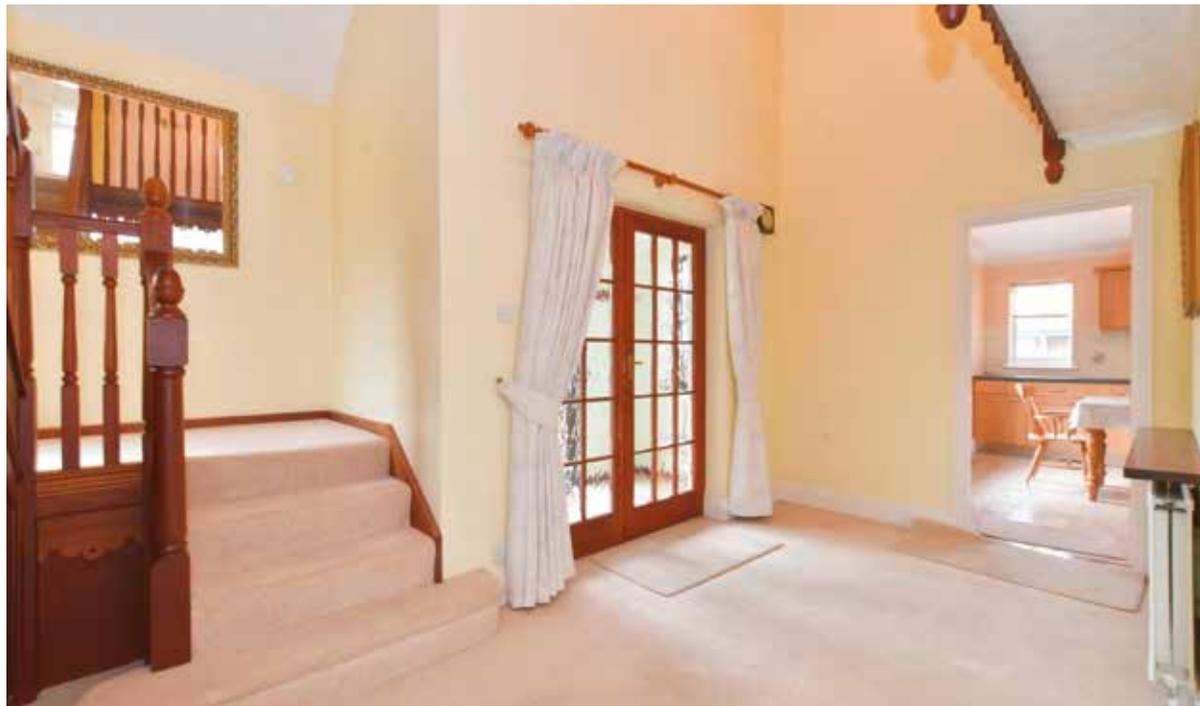
Although not far from the centre of Newport this delightful detached four-bedroom house is set amid approximately three and a 1/2 acres of grounds including a large paddock surrounded by countryside and is opposite the renowned Robin Hill Country Park. The property is ideal for a horse loving family or anyone wanting to enjoy 'the good life' but it is also near a bus stop and easily accessible to the local towns. The charming house has delightful kerb appeal with a local stone exterior, pitched roof and leaded light style dormer windows. It was built in the 1980s and replaced an old cottage that was originally owned by the Forestry Commission.

The house is set back from the road and approached via a private drive, flanked by lawns and shrub borders. This leads to a detached pitched roof garage and a wide gravel frontage where you can park numerous vehicles. The charming front door opens into a welcoming hall with an impressive staircase and a pair of doors with glass insets that leads to the very large dual aspect kitchen/dining room that also provides plenty of space for a large table and chairs.

It has a walk-in larder and contemporary units that house a gas hob, double oven and dishwasher while the fridge and freezer are in the spacious adjacent utility room. Here you will also find a cloakroom and direct access to the more recently added conservatory where you can enjoy sitting and watching the local wildlife. There is a modern wet room and a separate Jack and Jill cloakroom that also opens into a large dual aspect double bedroom with a built-in cupboard that is ideal for family members and guests who find the stairs difficult. While the second ground floor bedroom could also make an excellent office or playroom, if required.

The impressive first floor galleried landing leads to the lovely, triple aspect lounge that offers a stunning panoramic vista across the surrounding countryside and parkland. It includes a coved ceiling and a charming wood surround fireplace as a focal point. Also on this floor is a family bathroom and a very large double as well as a smaller double bedroom that both have fitted cupboards and lovely views.

Outside the stable block consists of a good sized stable, a tack room and a feed store as well as plenty of hard standing for a horse box and a gate to the large paddock. There is a substantial vegetable garden that includes a wide variety of vegetables including asparagus.







**Travel Information**

7.4 miles from West Cowes to Southampton Ferry Terminal  
 12.4 miles from Yarmouth to Lymington Ferry Terminal  
 5.6 miles from Fishbourne to Portsmouth Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Medina Leisure Centre, Newport	2.4 miles
Newport Golf Club, Newport	3 miles
Newport Cricket Club, Newport	3.2 miles
Red House Day Spa, Newport	2.8 miles

**Healthcare**

Doctors Surgeries	
Medina Health Centre, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
Carisbrooke Health Centre, Carisbrooke	01983 522150

**General Hospitals**

St Mary's Hospital, Parkhurst Ryde, Newport (3.4 miles)  
 01983 822099

**Education**

**Primary Schools**  
 Nine Acres Primary School, Newport  
 Newport C of E Primary School, Newport  
 Hunnyhill Primary School, Newport  
 Carisbrooke C of E Primary School, Carisbrooke  
 St Thomas of Canterbury Primary School

**Secondary Schools/Colleges**

Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde Private School, Ryde	01983 562 295
Ryde Academy, Ryde	01983 567 331
Isle of Wight College, Newport	01982 526 631
Island VI Form Campus, Newport	01983 522886

**Learning Assisted Schools**

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634

**Entertainment**

**Restaurants / Bars**

Hare & Hounds, Downend  
 The White Lion, Arreton  
 The Fighting Cocks, Newchurch  
 The White Hart, Havenstreet  
 The Woodmans Arms, Wootton  
 The Cedars, Wootton  
 The Bargeman's Rest, Newport  
 Burrs, Newport

These bars and restaurants are available within a 3-mile radius of this home.

**Local Attractions / Landmarks**

Robin Hill Country Park - Downend  
 Amazon World - Newchurch  
 The Garlic Farm - Newchurch  
 Osborne House - East Cowes  
 Model Village - Godshill  
 Tapnell Farm - Yarmouth  
 The Needles Landmark Attraction - Alum Bay  
 Carisbrooke Castle - Carisbrooke  
 Monkey Haven - Newport

**Ground Floor**  
Approx. 111.4 sq. metres (1198.9 sq. feet)



**First Floor**  
Approx. 88.1 sq. metres (926.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F  
Tenure: Freehold

**GROUND FLOOR**

Entrance Porch	
Hallway	
Kitchen / Diner	19'7 x 13'3
Utility Room	15'1 x 9'8
Cloakroom	
Conservatory	9'11 x 7'2
Bedroom 4	13'8 x 9'4
Shower Room	8'5 x 6'10
Cloakroom	
Bedroom 2	19'7 x 9'6

**FIRST FLOOR**

Galleried Landing	
Lounge	19'4 x 13'4
Bedroom 3	11'8 x 9'4
Bathroom	
Bedroom 1	21' x 9'7
Jack'n'Jill Cloakroom	

**OUTSIDE**

Front Garden	
Driveway Parking	
Garage	19'4 x 9'10
Rear Garden	
Stable 1	11'4 x 10'5
Stable 2	14'8 x 11'3
Stable 3	14'11 x 11'3
Paddock	



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 © 2023 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





Fine & Country  
Tel: +44 (0)1983 520000  
[isleofwight@fineandcountry.com](mailto:isleofwight@fineandcountry.com)  
28 St James Street, Newport, Isle of Wight PO30 1HY

