



The Granary
Bowcombe Road | Newport | Isle of Wight | PO30 3JD

FINE & COUNTRY

Seller Insight

“ We have been delighted to live in this gorgeous family home for the past 29 years but we feel it is now time for us to downsize and pass the baton on to new owners.

Although we are out in the country it is only about a couple of miles to the famous Carisbrooke Castle and the outskirts of Newport and, being near the centre of the island, it is easy to get to the ferries, other towns and beaches. There are wonderful places to go for walks and cycling enthusiasts can enjoy mountain biking from the nearby Isle of Wight Mountain Bike Centre.

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 number of primary and secondary schools within the vicinity. It is not far from the Shide Nature Reserve while the Newport Golf Club is available for golfing enthusiasts. There are plenty of local attractions including a museum, a roman villa, the quay arts centre 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 Country 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

The Granary

As its name implies The Granary is one of a number of beautifully converted properties in an enclave of historical farm buildings nestling in an Area of Outstanding Natural Beauty in the hamlet of Bowcombe; a place even mentioned in the Domesday Book. The property offers wonderful rural views and was originally converted in the early 1990s. It sits in about half an acre of grounds and includes the main house, as well as the original Granary – an additional detached building that is ideal for visiting family, guests or adult children and a separate building that is currently in use as a large double garage and workshop. This has been boarded out ready for conversion into additional living areas or offices, subject to the appropriate planning permissions.

The property is set well back from the road and approached through an impressive brick pillared entrance and a block paved driveway flanked by a front lawn and shrub borders leading to the garage complex. There is a brick path and steps to the main house and as well as the original granary with its vintage staddle stones. The front door of the house opens into a spacious reception hall that includes a cloakroom and storage cupboards. The hall exudes character and charm with its tiled floor, feature brick wall, central staircase and wood framed and multi-pane French doors to the lounge and also to the kitchen/diner.

Charming features continue as you walk into the dual aspect lounge and see the exposed beams and attractive brick fireplace with a log burning stove as well as French doors to the garden room and the kitchen/diner. While the exposed beams may continue through to the kitchen/diner, the kitchen design is more contemporary with a modern cooker inset into a brick recess and a raft of shaker style white units housing a fridge freezer and dishwasher as well as leaving space for a table and chairs.

A stunning garden room spans virtually the whole width of the property and makes a superb summer sitting/dining room. With windows and French doors on three sides it provides wonderful views across the rear garden and beyond. It leads to a spacious decked terrace where you can enjoy al fresco dining while taking in the gorgeous countryside views.

Upstairs there is a light and bright galleried landing that overlooks the front hall and has a partially vaulted ceiling with Velux windows and exposed beams. It leads to the family bathroom and four double bedrooms including two with vaulted ceilings and fitted cupboards and the main bedroom with its en suite shower room.

The original Granary is a real charmer with its staddle stones and attractive front door on the outside and a delightful open plan and vaulted ceiling living space on the inside. This has exposed beams, a spiral staircase to the mezzanine bedroom, a kitchen area and access to the shower room. As well as the terrace and front lawns the garden includes a large rear lawn, flower borders and mature trees, a greenhouse and workshop as well as a charming seating area near the end of the garden that backs onto farmland.







Travel Information

11.9 miles from Yarmouth to Lymington Ferry Terminal
 8.2 miles from Fishbourne to Portsmouth Ferry Terminal
 9 miles from West Cowes to Southampton 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

Leisure Clubs & Facilities

Medina Leisure Centre, Newport	4.6 miles
Freshwater Bay Golf Club, Freshwater	9.5 miles
Isle of Wight County Cricket Ground, Blackwater	4.5 miles
West Wight Sports Centre, Freshwater	10.9 miles

Healthcare

Doctors Surgeries	
Brighstone Surgery, Brighstone	01983 740219
Brookside Health Centre, Freshwater	01983 758998
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Health Care, Newport	01983 522198
Pyle Street Surgery, Newport	01983 523525

General Hospitals

St Mary's Hospital, Parkhurst Ryde, Newport	(4.7 miles)
	01983 822099

Education

Primary Schools	
Brighstone CE Primary School, Brighstone	01983 740285
Shalfleet CE Primary School, Shalfleet	01983 760269
Carisbrooke CE Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747
Newport CE Primary School, Newport	01983 522826
Hunnyhill Primary School, Newport	01983 522506
Chillerton & Rookley Primary School, Chillerton	01983 721207

Secondary Schools/Colleges

Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde Academy, Ryde	01983 567331
The Island VI Form, Newport	01983 522886
The Isle of Wight College, Newport	01982 526 631

Learning Assisted Schools

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 852722

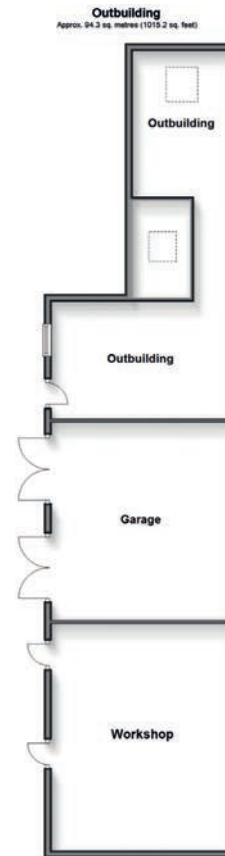
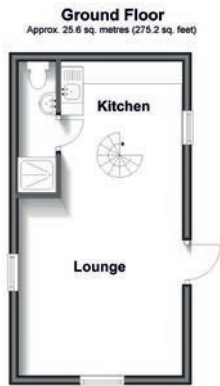
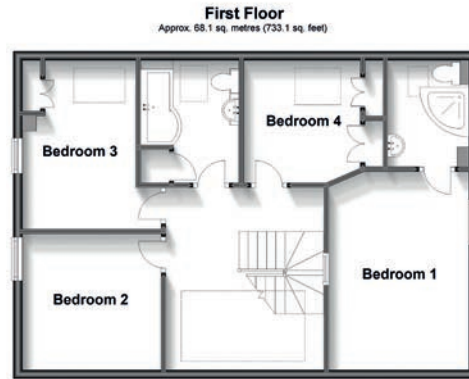
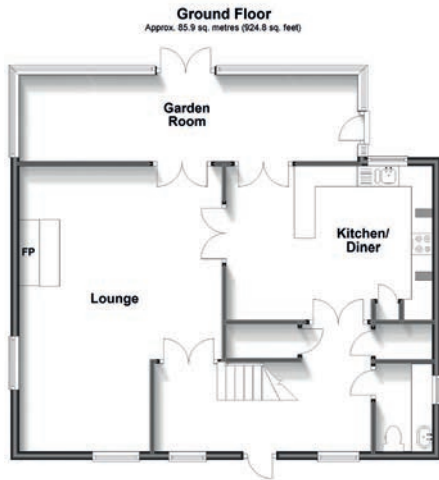
Entertainment

Blacksmith Arms, Calbourne
 The Cow, Tapnell
 Three Bishops Inn, Brighstone
 The Sun Inn, Hulverstone
 The Crown Inn, Shorwell
 Wight Mouse Inn, Chale
 The Sun Inn, Calbourne
 The Horse & Groom, Shalfleet
 The Llama Tree Bistro & Pizzeria, Ningwood

These bars and restaurants are available within a 15-minute drive of this home.

Local Attractions / Landmarks

Isle of Wight Pearl Centre, Brighstone
 Blackgang Chine, Blackgang
 Tapnell Farm, Yarmouth
 Fort Victoria Country Park, Norton
 St Catherine's Oratory, Niton
 The Needles Landmark Attraction, Alum Bay
 Carisbrooke Castle, Carisbrooke
 Robin Hill Country Park, Downend



GROUND FLOOR – MAIN HOUSE

Entrance Hallway	16'11 x 10'
Cloakroom	
Kitchen / Diner	15'11 x 12'3
Lounge	22'8 x 15'11
Garden Room	27'2 x 6'9

FIRST FLOOR – MAIN HOUSE

Galleried Landing	
Bedroom 1	15'1 x 9'11
En-Suite Bathroom	
Bedroom 2	10'8 x 9'9
Bedroom 3	12'9 x 10'8
Bedroom 4	10'2 x 9'5
Family Bathroom	

OUTBUILDING – GROUND FLOOR

Outbuilding Lounge	16'1 x 11'11
Outbuilding Kitchen	
Outbuilding Shower Room	

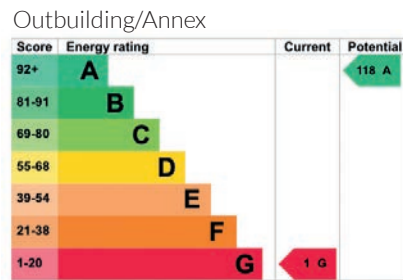
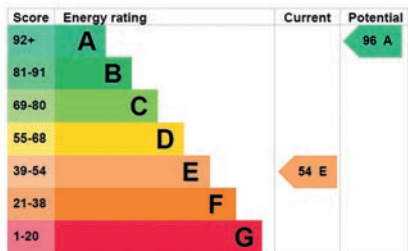
OUTBUILDING – MEZZANINE

Outbuilding Bedroom	11'11 x 8'1
Workshop	20'7 x 16'8
Double Garage	17'11 x 16'8
Outbuilding 1 / Potential Annex Lounge	16'11 x 10'8
Outbuilding 2 / Potential Annex Bedroom	13'3 x 9'2

OUTSIDE

Front Garden
Driveway Parking
Rear Garden

Council Tax Band: F
Tenure: Freehold



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 01.08.2023





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