



12 Wyatts Lane
Northwood | Isle of Wight | PO31 8QB

FINE & COUNTRY

Seller Insight

“ This has been our home for thirty years and we have made many wonderful memories raising our two children here. When we bought it, it was just a small two-bedroom bungalow and we have transformed it into this wonderful, large, family home in the intervening years. Our children have now grown up and we are looking to downsize and allow a new family to enjoy all there is on offer with this wonderful home.

The location of this property is ideal for buyers seeking a home within easy reach of beautiful country walks and amenities, with the bustling town of Cowes a few minutes' drive away. Cowes is renowned for its sailing events and its plethora of boutique shops, artisan restaurants, bars and cafes, as well as the Red Funnel high-speed passenger service to Southampton.”*



* 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

12 Wyatts Lane

A rare opportunity has arisen to purchase a wonderful four-bedroom property with a separate one-bedroom annex, set within stunning grounds located on a popular rural lane in the village of Northwood.

This property benefits from a superb, open plan kitchen diner which has the flexibility to also open out via double doors into the sitting room. The beautiful, farmhouse style kitchen is both practical and stunning, with granite effect worktops, gorgeous, ceramic sink, an oven with built in microwave and electric hob, all bathed in natural light from the large skylight overhead. From here, through double doors is the spacious sitting room, with gorgeous, hardwood flooring, which is another light and airy room thanks to dual aspect windows and French doors leading outside onto superb, raised decking.

The living areas are conveniently separated from the bedrooms by a central corridor. The large master bedroom is real luxury, with a fabulous, contemporary ensuite shower room, built-in wardrobes and with views and direct access via French doors across the stunning garden. The second bedroom is also a great size and benefits from its own dressing room. The remaining bedrooms enjoy two further bathrooms between them – absolutely ideal.

Outside are further benefits of this fantastic property, beginning with the vast, private driveway, with ample parking for numerous vehicles, as well as a garage and car port. The annex has the advantage of being separate from the main home across the driveway, affording it flexibility in its purpose – it could make a great home for relatives, guest accommodation for visiting loved ones, or could even earn an additional income as a holiday let.

The garden here is simply spectacular, with a huge, raised decking area spanning the width of the whole property and a vast, lawned area bordered by mature hedges and trees. An additional advantage outside is the workshop.







Travel Information

8.1 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal
 1.9 miles from West Cowes to Southampton Passenger Ferry Terminal
 8.7 miles from East Cowes to Southampton Vehicle 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

| | |
|-------------------------------|-----------|
| Cowes Yacht Haven, Cowes | 1.9 miles |
| Fitness at Gurnard, Gurnard | 1.1 miles |
| Gurnard Sailing Club, Gurnard | 1.7 miles |
| Cowes Golf Club, Cowes | 1.5 mile |
| 1Leisure Medina, Newport | 4.3 miles |

Healthcare

| | |
|---------------------------------------|--------------|
| Doctors Surgeries | |
| Cowes Medical Centre, Cowes | 01983 295251 |
| East Cowes Medical Centre, East Cowes | 01983 284333 |
| Medina Health Centre, Newport | 01983 522198 |

General Hospitals

| | |
|---------------------------------------------|-----------------------------|
| St Mary's Hospital, Parkhurst Ryde, Newport | 01983 822099 (2.8 miles) |
|---------------------------------------------|-----------------------------|

Education

Primary Schools
 Queensgate Foundation Primary
 Gurnard Primary School, Gurnard
 Cowes Primary School, Cowes
 Lanesend Primary School, Cowes
 Northwood Primary School, Northwood

Secondary Schools/Colleges
 Cowes Enterprise College, Cowes
 Ryde Academy, Ryde
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde Private School, Ryde
 The Priory, East Cowes
 (Independent Prep and Senior School)
 Isle of Wight College

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St Catherines, The Grove, Ventnor

01983 292872
 01983 295713
 01983 293261
 01983 293233
 01983 293392

01983 203103
 01983 567 331
 01983 537 070
 01983 861 222
 01983 562 295
 01983 861222

01982 526 631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Restaurants / Bars
 Harbour Kitchen – Cowes
 Smoking Lobster – Cowes
 The Globe – Cowes
 The Coast Bar & Dining Room - Cowes
 Moocow – Cowes
 Murrays Seafood Restaurant – Cowes
 The Red Duster – Cowes
 Woodvale Hotel and Restaurant - Cowes
 Portland Inn - Cowes

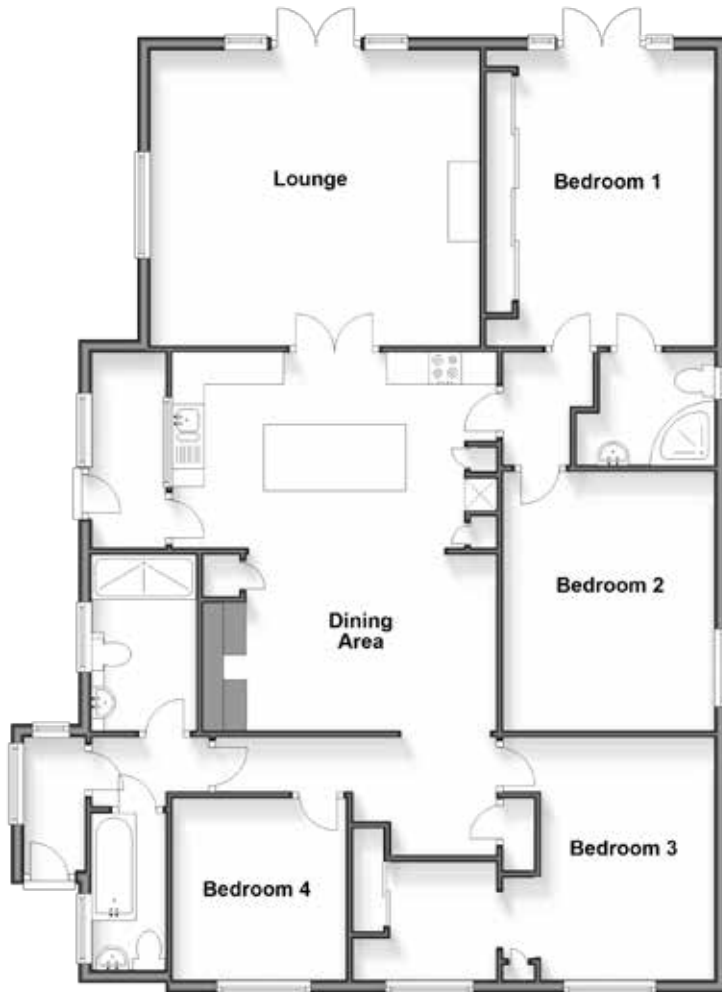
These bars and restaurants are available within a 1-mile radius of this home.

Local Attractions / Landmarks

Osborne House – East Cowes
 Cowes Maritime Museum - Cowes
 Tapnell Farm - Yarmouth
 Fort Victoria Country Park - Norton
 Yarmouth Castle - Yarmouth
 The Needles Landmark Attraction – Alum Bay
 Carisbrooke Castle – Carisbrooke
 Owl & Monkey Haven – Newport
 Quarr Abbey - Binstead

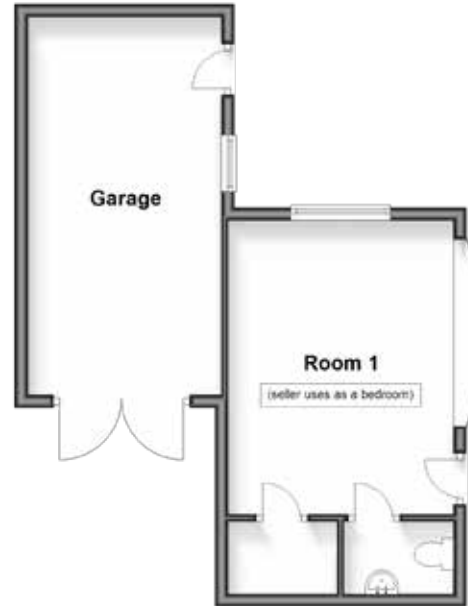
Ground Floor

Approx. 139.1 sq. metres (1497.6 sq. feet)



Outbuilding

Approx. 39.1 sq. metres (420.4 sq. feet)



GROUND FLOOR

| | |
|----------------------|--------------|
| Entrance Porch | |
| Hallway | |
| Shower Room | 9' x 5'5 |
| Bathroom | 8'4 x 3'8 |
| Bedroom 4 | 9'1 x 8'10 |
| Bedroom 3 | 12'4 x 8'9 |
| Dressing Room | 7'4 x 6'1 |
| Dining Area | 12'10 x 8'9 |
| Kitchen | 16'4 x 10'1 |
| Utility / Rear Porch | |
| Lounge | 16'10 x 15'5 |
| Inner Hallway | |
| Bedroom 2 | 13'3 x 10'5 |
| Bedroom 1 | 15'3 x 11'8 |
| En-Suite Shower Room | 7'4 x 6'7 |

OUTBUILDING

| | |
|------------------|-------------|
| Room 1 | 15'1 x 11'6 |
| Cloakroom | 5'4 x 3'8 |
| Storage Cupboard | |

OUTSIDE

- Gardens
- Garage
- Driveway Parking
- Workshop
- Car Port



Council Tax Band: E
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 © 2024 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





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