



Dolphin Cottage  
48 Quay Street | Newport | Isle of Wight | PO30 5BA

# Seller Insight

“ This is a lovely, friendly street, where we have enjoyed all of the advantages of proximity to a town, whilst living in a very quiet, peaceful area. Within feet of the Quay arts centre, where there is a wonderful café and a wide selection of performing arts to enjoy.

Newport is the Isle of Wight's principal town and meets all our shopping needs with a good choice of both chain stores combined with smaller, independent shops. There's a wide selection of pubs, cafes and restaurants to suit every budget and occasion and a Cineworld cinema just a five minutes walk away.

Having the bus station in the centre of town is a real asset and means we can travel to virtually anywhere we want on the island with ease.\*

\* 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

## Dolphin Cottage

Tucked away down a quiet side street in the island's principal town of Newport, lies this exquisite, five bedroom, Georgian town house. Steeped in history, this stunning character property, has been painstakingly restored and maintained in recent years to very high standard.

Originally built in the 1700's, this superb character property is arranged over three floors and simply oozes charm and style throughout, with original, exposed beams, original fireplaces and portholes providing just some of the features in this remarkable home. The front door is characteristic of the era, being slightly recessed and framed by gorgeous, ornate mouldings and gable roof. Enter into a spacious, central hallway, with original, wooden floorboards which runs directly to the rear door, with all rooms and stairwells branching off from.

At the front of the property is a good sized lounge with an original, corner fireplace, more gorgeous wooden flooring and exposed beams. Across the hallway is the lovely dining room, that has an impressive, exposed brick chimney housing a gas burning stove and a delightful altar rail adding yet more character to this home. The kitchen at the rear of the property is an ideal blend of functionality and style and is large enough to feasibly work as a kitchen diner if required. There's also a handy cloakroom on the ground floor.

On the first floor the period features continue throughout the three, good sized double bedrooms here, with ornate fireplaces, sash windows and built in storage spaces. There's a large, family bathroom, tastefully designed in a style that compliments the period, as well as a separate shower room.

On the second floor are a further two double rooms, and a further room that has the potential to adapt to a bathroom should it be required. The first floor bedrooms and stairs throughout benefit from new carpets and curtains in the last year.

Outside to the rear is a delightful, low maintenance garden that's mostly paved, with various plants and shrubs and beautifully bordered with an exposed brick wall. There's a lovely spot for dining alfresco as well as a brick-built garden room, ideal for enjoying the pretty garden in all weather or it could make a home office. To the front of the property is allocated residential permit parking for two vehicles.







**Travel Information**

4.8 miles from Fishbourne to Portsmouth Ferry Terminal  
 5.3 miles from East Cowes to Southampton Ferry Terminal  
 10 miles from Yarmouth to Lymington 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**

Newport Golf Club, Newport	1.7 miles
1 Leisure Medina Centre, Newport	1.1 miles
Newport Cricket Club, Newport	1.7 miles
Lakeside Spa & Hotel, Wootton	4 miles

**Healthcare**

Newport Health Centre, Newport	01983 522060
Carisbrooke Health Centre, Carisbrooke	01983 522150
The Dower House Surgery, Newport	01983 522060

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(1.1 miles) 01983 822099

**Education**

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

Secondary Schools/Colleges  
 Carisbrooke College, Carisbrooke  
 Christ The King Upper College, Newport  
 Medina College, Newport  
 The Island VI Form Campus, Newport  
 Isle of Wight College, Newport  
 Ryde Academy, Ryde  
 Ryde School with Upper Chine School, Ryde  
 The Bay CE School, Sandown

Learning Assisted Schools  
 Medina House, School Lane, Newport  
 St. Georges, Watergate Road, Newport  
 St. Catherine's, Grove Road, Ventnor

01983 522506  
 01983 522826  
 01983 522469  
 01983 522747  
 01983 524348  
 01983 522984

01983 524651  
 01983 537 070  
 01983 861 222  
 01983 522886  
 01982 526631  
 01983 567331  
 01983 562229  
 01983 403284

01983 522 917  
 01983 524 634  
 01983 852722

**Entertainment**

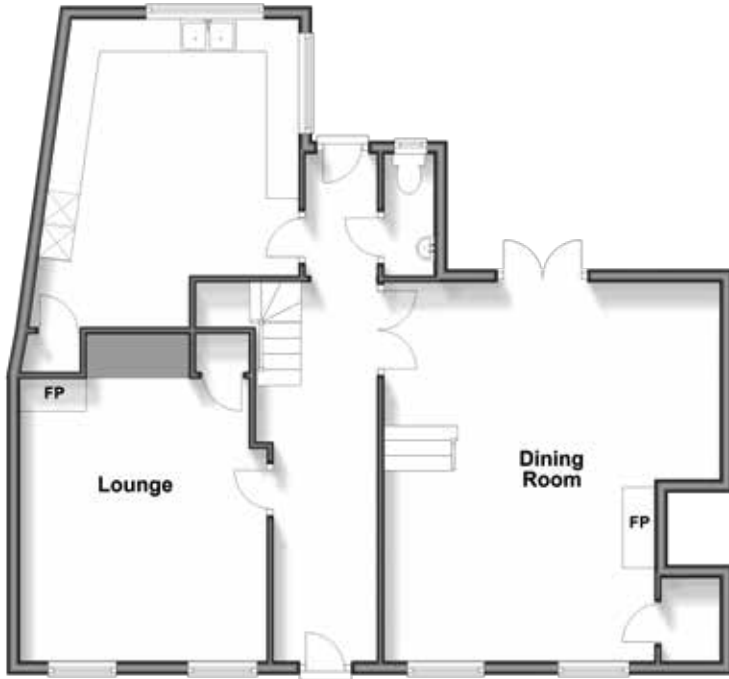
Bargemans Rest, Newport  
 Da Vinci Restaurant, Newport  
 Correo Lounge, Newport  
 Burrs, Newport  
 Toto, Newport  
 Valentinos, Carisbrooke  
 Blacksmith Arms, Calbourne

These bars and restaurants are available within a 5 minute radius of this home

**Local Attractions / Landmarks**

Newport Quay - Newport  
 Roman Villa - Newport  
 Carisbrooke Castle - Carisbrooke  
 Monkey Haven Primate Rescue Centre - Newport  
 Butterfly World - Newport  
 Wight Military & Heritage Museum - Newport  
 Amazon World Zoo - Newchurch  
 Quarr Abbey - Binstead  
 Osborne House - East Cowes

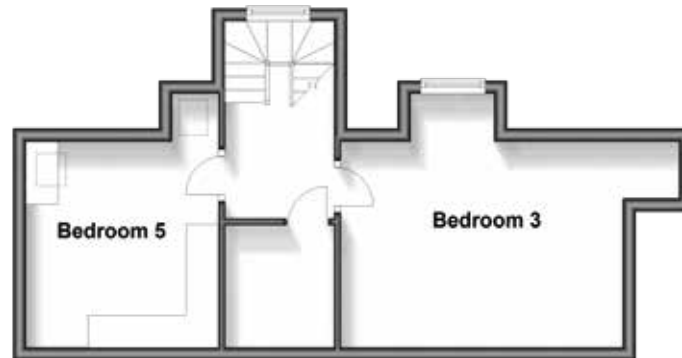
**Split Level Ground Floor**  
Approx. 81.7 sq. metres (879.2 sq. feet)



**First Floor**  
Approx. 78.4 sq. metres (843.6 sq. feet)



**Second Floor**  
Approx. 34.9 sq. metres (376.0 sq. feet)



**SPLIT LEVEL GROUND FLOOR**

Entrance Hallway	
Lounge	19'5 x 16'
Dining Room	15' x 12'11
Cloakroom	
Kitchen	15' x 11'3

**FIRST FLOOR**

Landing	
Bedroom 1	17'3 x 13'9
Bedroom 2	12'6 x 10'10
Shower Room	
Bedroom 4	14'10 x 11'8
Bathroom	11'3 x 8'9

**SECOND FLOOR**

Landing	
Bedroom 3	14'3 x 10'
Bedroom 5	10'9 x 9'9

**OUTSIDE**

Rear Garden  
Office / Studio

EPC Exempt  
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





Fine & Country  
Tel: +44 (0)1983 520000  
isleofwight@fineandcountry.com  
14 High Street, Cowes, Isle of Wight, PO31 7RZ

