



The Coach House
Herringford | Newport | Isle of Wight | PO30 3AP

FINE & COUNTRY

Seller Insight

“Horringford is a hamlet on the outskirts of the ancient village, Arreton - a lovely, friendly community and an ideal place to raise a family or enjoy a peaceful retirement. There are countless walks in the area, including Arreton downs - an Area of Specific Scientific Interest - and the famous Red Squirrel trail that runs along an old railway line adjacent to the river Yar. We are lucky enough to have our own woodland garden, which encourages visits from the red squirrels, woodpeckers and a variety of other wildlife.

Conveniently located a few minutes' walk from the property is Harvey Browns - a farm shop showcasing such a vast array of the finest Isle of Wight produce that you could feasibly do your entire grocery shopping here. There's also a fantastic restaurant there with stunning views of the surrounding countryside.

Within Arreton village is a post office, convenience store and The White Lion pub, serving quality food and drink. There's also Arreton Barns which has the Island's largest selection of shops selling arts and crafts by local artisans and artists, as well as a pub - The Dairyman's Daughter - that serves traditional pub meals and local ales.

The number 3 bus passes through the village between Newport and Ryde via Sandown and Bembridge, and in the summer there's also the Downs Breezer bus.*

* 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 Coach House

Nestled in the heart of stunning countryside up a private drive, this beautiful, former coach house, set in the picturesque hamlet of Horryngford is the perfect combination of modern convenience and old-world charm, further to its extensive renovation by the current owners.

The entrance hallway can be accessed either via a pretty, stable door or directly from the integrated garage. Leading from the hallway is the gorgeous, light sitting room that boasts a feature fireplace with a multifuel burner, solid wood flooring and dual aspect windows and French doors that open onto one of the pretty cottage gardens. From there is the stunning, open plan kitchen and dining area that is flooded with light from the impressive bifold doors that span almost the entire width of the wall, plus a second set of bi-folds, as well as a large lantern skylight. This fantastic space has a gorgeous, fitted kitchen, with attractive bamboo countertops, integrated dishwasher and fridge freezer, a useful breakfast bar and a beautiful aga, as well as a conventional oven.

Directly off the kitchen is a substantial utility room that works superbly as a boot room as well, having external access via another delightful stable door to the gardens. From here there is also a separate cloakroom, concluding the ground floor accommodation.

The first floor is divided into two areas, each with its own staircase affording flexibility of use. Bedroom one is a good-sized double with its own ensuite and views over the pretty garden and countryside beyond. Likewise, bedrooms two and three are of good proportions and share similar views, and both have use of a gorgeous family bathroom, with a separate shower and luxurious bathtub.

Outside, the property is framed by simply stunning wrap around gardens filled with delightful flowerbeds, a gorgeous, natural stone patio and manicured lawn, all bordered by a pretty stone wall. Screened behind the large barn, a wonderful practical area has been created, with raised beds for vegetables and compost areas. There's driveway parking for numerous vehicles, as well as the integrated garage.

The large barn has benefitted from a new roof and been repointed. The barn was originally used for horses and provides enormous potential to a buyer. The main barn extends to 45 ft in length, with an additional potting shed with its own separate access door.







Travel Information

6.5 miles from Fishbourne to Portsmouth Ferry Terminal
 8.1 miles from East Cowes to Southampton Ferry Terminal
 14.7 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

Leisure Clubs & Facilities

1Leisure Medina, Newport	5 miles
Newport Golf Club, Newport	4.6 miles
Rookley Country Park Fishing, Rookley	6.5 miles
Newport Cricket Ground, Newport -	miles

Healthcare

Doctors Surgeries	
The Dower House Surgery, Newport	01983 523525
Newport Health Centre, Newport	01983 522060
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	5.7 miles (01983 822099)

Education

Primary Schools	
Arreton St Georges C of E Primary School, Arreton	01983 528429
Godshill Primary School, Godshill	01983 840246
Newchurch Primary School, Newchurch	01983 865210
Nine Acres Primary School, Newport	01983 522984
Newport C of E Primary School, Newport	01983 522826
Hunnyhill Primary School, Newport	01983 522506
Carisbrooke C of E Primary School, Carisbrooke	01983 522348

Secondary Schools/Colleges	
The Island Free School, Ventnor	01983 857641
The Bay CE School, Sandown	01983 403284
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

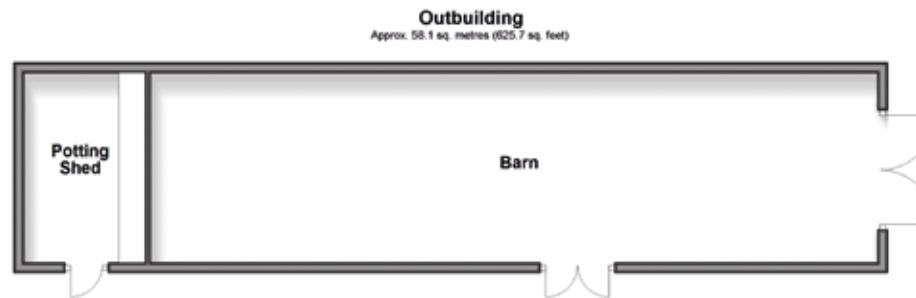
Entertainment

Restaurants / Bars
 The Taverners, Godshill
 Griffin, Godshill
 The Fighting Cocks, Arreton
 Dairyman's Daughter, Arreton
 The White Lion, Arreton
 Chequers Inn, Rookley
 The Pointer Inn, Newchurch
 Hare & Hounds, Downend
 Bargemans Rest, Newport

These bars and restaurants are available within a 10 minute radius of this home

Local Attractions / Landmarks

Model Village - Godshill
 Appuldurcombe House - Wroxall
 Bembridge Windmill - Bembridge
 Donkey Sanctuary - Wroxall
 The Wildheart Animal Sanctuary - Sandown
 Garlic Farm - Newchurch
 Carisbrooke Castle - Carisbrooke
 Monkey Haven Primate Rescue Centre - Newport
 Butterfly World - Newport
 Amazon World Zoo - Newchurch



GROUND FLOOR

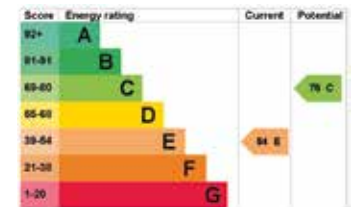
Entrance Hallway	
Sitting Room	23'7 x 12'11
Dining Area	20'1 x 9'
Kitchen	16'3 x 9'4
Boot Room	10'5 x 9'6
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 1	12'10 x 11'3
En-Suite Bathroom	
Second Landing	
Bedroom 2	12'10 x 11'2 up to wardrobes
Bedroom 3	13'5 x 9'5
Shower / Bathroom	

OUTSIDE

Front Garden	
Driveway Parking	
Intergal Garage	16'10 x 13'
Rear Garden	
Barn / Outbuilding	45'1 x 12'5
Potting Shed	12'5 x 7'3



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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