



26 Calbourne Road
Carisbrooke | Isle of Wight | PO30 5AP

FINE & COUNTRY

Seller Insight

“ This property is very conveniently located in the centre of the island, on the outskirts of the parish of Newport and Carisbrooke. It is just a short walk from the latter, which is a delightful village, renowned for its medieval castle and has everything we need, including two great pubs – the Waverley and the Eight Bells – a café, an Italian restaurant and a convenience store for all the necessities.

There's also a GP surgery, vets and four schools, as well as a couple of shops, and if we ever need anything more, then Newport is just a five-minute drive away. In the other direction we have miles of open countryside with an abundance of stunning walks to choose from which can be rounded off at the gastropub The Blacksmiths Arms. *



* 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

26 Calbourne Road

Introducing this fabulous, four double bedroom property on the outskirts of the island's principle town of Newport that boasts spectacular, far-reaching views across the entire north-east of the isle. This is a rare, souterrain property, built into a hill, that provides spacious and flexible living accommodation arranged over two floors with an abundance of outside space.

Enter at the front at ground floor level, there's two, good sized double bedrooms either side of a central hallway and staircase. Towards the rear on this level are the living areas, which of course receive the full benefit of the sloping site design. The kitchen diner boasts two ovens, plus an electric hob and all integrated appliances. A large window lets in an abundance of light and perfectly frames the gorgeous view beyond, and a glass door here leads onto the impressive balcony. Here you can enjoy alfresco dining at its absolute finest, or just sit back, relax and drink in the 180 degree view of lush, rolling green fields and countryside. From either the balcony via patio doors or the internal hallway you can access the light and airy sitting room. In addition to the kitchen diner is a formal dining room and also on this floor is a family bathroom which includes a separate shower cubicle.

On the lower ground floor are two further double bedrooms positioned towards the rear of the property, therefore benefitting from the incredible views. There's a contemporary shower room as well as a good-sized utility room, plus direct access to the integrated garage.

Outside to the front is parking for two vehicles, however there is copious parking at the side and rear of the property, as well as the integrated garage. Access to the front door is via a gently sloping driveway that continues to the side, wrapping around the house to the rear where the balcony acts as a car port.

The extensive, tiered gardens are a pleasant mix of lawn and flower beds and include a greenhouse and large workshop, as well as a vast productive vegetable garden. And as a further advantage to this fabulous property, there are solar panels on the south facing side of the roof that have a significant impact on the energy bills here and provide an income.







Travel Information

6.2 miles from Fishbourne to Portsmouth Ferry Terminal
 6.7 miles from East Cowes to Southampton Ferry Terminal
 9.3 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

Newport Golf Club, Newport	2.5 miles
1Leisure Medina Centre, Newport	2.5 miles
Newport Cricket Club, Newport	2.2 miles
Lakeside Spa & Hotel, Wootton	5.4 miles

Healthcare

Doctors Surgeries	
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	(2.7 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

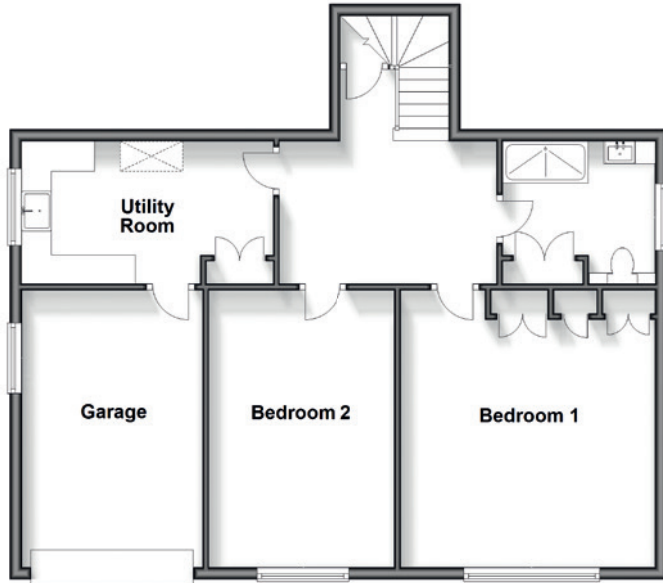
Restaurants / Bars
 Blacksmith Arms, Calbourne
 The Sun Inn, Calbourne
 Bargemans Rest, Newport
 Da Vinci Restaurant, Newport
 Correo Lounge, Newport
 Burrs, Newport
 Toto, Newport
 Valentinos, Carisbrooke

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

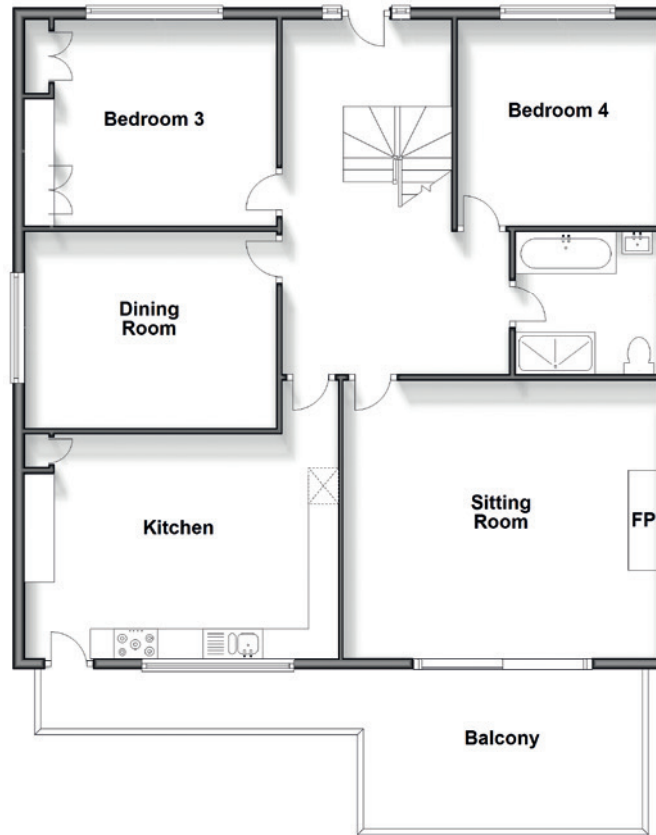
Local Attractions / Landmarks

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

Ground Floor
Approx. 79.6 sq. metres (856.7 sq. feet)



First Floor
Approx. 113.4 sq. metres (1221.0 sq. feet)



FIRST FLOOR

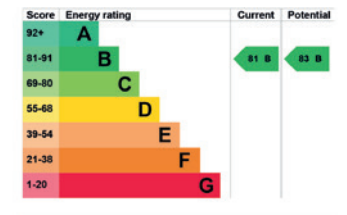
Entrance Hallway	
Bedroom 3	13'9 x 11'4
Bedroom 4	11'4 x 11'2
Bathroom	7'11 x 7'10
Dining Room	13'9 x 10'11
Sitting Room	17'2 x 15'3
Kitchen	17'7 x 12'3
Balcony	

GROUND FLOOR

Hallway	
Bedroom 1	15'4 x 13'11
Bedroom 2	15'3 x 10'2
Shower Room	8'6 x 7'10
Utility Room	13'9 x 7'10

OUTSIDE

Front Garden	
Driveway Parking	
Rear Garden	
Garage	14'10 x 9'11



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 29.07.2024





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