



67 High Street  
Wootton | Isle of Wight | PO33 4LU

FINE & COUNTRY

# Seller Insight

“Wootton is a friendly community with a great deal to offer in addition to its easy commute to the mainland. There's a Tesco express for all the essentials, a garage with a shop for convenience and several pubs including The Cedars and The Woodman's arms both within easy walking distance. Wootton Bridge has many great walks through ancient woodland and there's a little-known beach along the creek - the perfect escape in the summer months when the more popular beaches can get crowded.

There's a variety of eating out and takeaway options, and Wootton boasts its own spa - The Lakeside - with spectacular views overlooking the creek that has a fine dining restaurant included. A couple of minutes' drive away is Briddlesford farm shop and café - a treasure trove of Isle of Wight produce, including award winning meat, milk, cream and cheese made on the farm. The public transport in Wootton is excellent as well, with the numbers 4, 9 and the 'Downs Breezer' running to East Cowes, Newport, Ryde and everywhere in between.\*

\* 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

67 High Street

A rare opportunity has arisen to purchase a substantial period property bursting with potential that would make incredible family home, in an ideal location. The stunning period features are evident from the onset, beginning with the beautiful, domed portico framing the front door, and continuing throughout the home with original fireplaces, bay windows and a gorgeous staircase, to name but a few.

A generous, paved driveway at the front extends further down the side of the property to a garage and further parking at the rear, providing ample space for numerous vehicles. The ground floor boasts three reception rooms plus the kitchen, starting with two living rooms at the front, both of which enjoy lovely bay windows and the potential to restore both fireplaces where the chimneys are still in situ. Toward the rear is a dining room with two walk-in cupboards, currently being used as a pantry and store respectively, plus a good sized kitchen with a pleasant, garden view.

Ascend the gorgeous, original staircase with beautiful, turned wood newel posts and handrails to the first floor, where you'll find three spacious double bedrooms, plus a fourth room that would lend itself to a variety of uses – a home office, nursery or ensuite. There's a contemporary family shower room, with a wet room style, large level entry shower and conveniently, there are separate toilets on both the ground and first floors.

Outside to the rear is good sized garden that's a pleasing mix of lawn and well-maintained plants and ornamental trees. With a practical compost area at the rear of the detached double garage.

It is unusual to find a property such as this one, particularly in such an advantageous location, being just a few minutes' drive from the Fishbourne car ferry to Portsmouth and East Cowes car ferry to Southampton.

As you can see, this property already has all of the ingredients that make an ideal family home, it's just waiting for the right buyer to unleash its potential and restore this gorgeous house to its former glory.







**Travel Information**

1.2 miles from Fishbourne to Portsmouth Ferry Terminal  
 4.2 miles from East Cowes to Southampton Ferry Terminal  
 3.8 miles from Ryde High Speed Catamaran & Hover Travel

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**

|                                       |           |
|---------------------------------------|-----------|
| Royal Victoria Yacht Club, Fishbourne | 1.4 miles |
| Seaview Yacht Club Seaview            | 6.4 miles |
| Ryde Golf Club, Ryde                  | 2.6 miles |
| 1Leisure Medina Centre, Newport       | 2.8 miles |

**Healthcare**

|                                   |              |
|-----------------------------------|--------------|
| Doctors Surgeries                 |              |
| Medina Healthcare Centre, Wootton | 01983 522198 |
| Ryde Esplanade Surgery, Ryde      | 01983 618388 |
| The Tower House Surgery, Ryde     | 01983 811431 |
| Newport Health Centre, Newport    | 01983 522060 |

|   |                            |
|---|----------------------------|
| General Hospitals                           |                            |
| St Mary's Hospital, Parkhurst Ryde, Newport | 4.3 miles)<br>01983 822099 |

**Education**

Primary Schools  
 Wootton Community Primary School, Wootton  
 Binstead Primary School, Binstead  
 St Mary's Catholic Primary School, Ryde  
 Haylands Primary School, Ryde  
 Oakfield CE Primary School, Ryde  
 Dover Park Primary School, Ryde

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

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

01983 882505  
 01983 562341  
 01983 562000  
 01983 563372  
 01983 563732  
 01983 562617

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

01983 522 917  
 01983 524 634  
 01983 852722

**Entertainment**

Restaurants / Bars  
 Cibo, Wootton  
 The Cedars, Wootton  
 The Woodmans Arms, Wootton  
 The Sloop Inn, Wootton  
 Fishbourne Inn, Fishbourne  
 The Binstead Arms, Binstead  
 Folly Inn, East Cowes  
 The Lifeboat, East Cowes  
 Bargemans Rest, Newport Quay

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

**Local Attractions / Landmarks**

Osborne House – East Cowes  
 Bembridge Windmill - Bembridge  
 Quarr Abbey - Binstead  
 Carisbrooke Castle – Carisbrooke  
 Monkey Haven Primate Rescue Centre – Newport  
 Butterfly World – Newport  
 Roman Villa - Newport  
 Amazon World Zoo – Newchurch  
 Rosemary Vineyard – Ryde  
 The Wildheart Animal Sanctuary - Sandown

### Split Level Ground Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



### First Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



### SPLIT LEVEL GROUND FLOOR

|                |                      |
|----------------|----------------------|
| Entrance Porch |                      |
| Hallway        |                      |
| Lounge         | 17'4 into bay x 12'7 |
| Study          | 14' x 12'7           |
| Dining Room    | 11'7 x 10'9          |
| Pantry         |                      |
| Store          |                      |
| Lobby          |                      |

|           |             |
|-----------|-------------|
| Cloakroom |             |
| Kitchen   | 12'4 x 10'5 |

### FIRST FLOOR

|                 |                      |
|-----------------|----------------------|
| Landing         |                      |
| Bedroom 1       | 14' x 12'8           |
| Bedroom 2       | 17'3 into bay x 12'7 |
| Bedroom 3       | 12'5 x 10'           |
| Bedroom 4       | 6'9 x 5'9            |
| Shower Room     |                      |
| Separate Toilet |                      |

### OUTSIDE

- Driveway Parking
- Detached Double Garage
- 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 © 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 01.10.2024



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

