



Harbors Lake
Harbors Lake Lane | Newchurch | Isle of Wight | PO36 0LY

FINE & COUNTRY

Seller Insight

“ We have loved living at Harbors Lake for almost nine years, with our two young children attending local schools initially, it has been a perfect lifestyle for us all. We have renovated the Farmhouse over the years, and followed a dream to start our own glamping business, build a holiday let and barn buildings to expand in the future, manage the land, complete furniture restoration projects, acquired sheep and chickens, we have achieved so much it is very much the 'The Good Life.'

We have travelled an amazing journey to reach this point and there is still so much opportunity for the next owners to expand if they wish, with already agreed planning approval as well as the opportunity to create a holiday let income, whilst managing a glamping business if so desired. We will be so sad to leave our beautiful home with great neighbours, however our needs have changed, heading towards retirement with less need for so much space and land, it is time for another family to make special memories here.”*

* 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

Harbors Lake

A wonderful lifestyle opportunity is presented in the sale of this secluded country home set within approximately 7.57 acres of picturesque grounds. This exceptional property comprises a well-appointed detached farmhouse, a separate three-bedroom cottage, and a distinctive holiday letting business known as "Under the Stars." In addition, the sale features multiple outbuildings, stables, and paddocks, offering an ideal combination of residential, equestrian, and commercial opportunities.

Located on the outskirts of Newchurch Village, Harbors Lake enjoys a peaceful setting while remaining conveniently close to local amenities. The village offers a traditional pub, a primary school, and a church, while the nearby towns of Shanklin and Sandown, both within a 15-minute drive, provide a wider range of shops, restaurants, and schools. Accessed via country lane, a quiet location off the public highway, the property also benefits from a secondary entrance via Watery Lane, which provides additional vehicle access to the south paddock and farmhouse through a five-bar gate.

At the heart of the estate is the charming, detached farmhouse, built in the early 1930s. This well-proportioned home is surrounded by private gardens and grounds, including a former grass tennis court. The property seamlessly blends period character with modern conveniences, offering flexible living space for family life or potential multi-generational accommodation.

Upon entering the farmhouse, a spacious entrance hall welcomes you with patterned grey mosaic tile flooring, which flows into the kitchen. The kitchen itself is a warm and inviting space, featuring exposed brickwork, ample worktop areas, and a dining section with views across the gardens. A useful utility room, complete with a WC and external access, is located just off the kitchen. The ground floor also comprises two attractive reception rooms. The main living room boasts Amtico wooden flooring, a multi-fuel wood burner, and double doors leading to the garden, while a snug provides additional space for relaxation or entertaining. A self-contained area on this floor includes a bedroom with an en-suite shower room and a separate office, offering the potential to create an independent annexe.

A staircase leads from the entrance hall to the first floor, where four spacious double bedrooms enjoy far-reaching views across the grounds and towards the Downs. The principal bedroom benefits from a private south-facing balcony, while a contemporary family bathroom, complete with a freestanding bath and separate shower, serves the remaining rooms.

Beyond the farmhouse, the setting continues to impress. The gardens and immediate grounds surrounding both the main house and the cottage, providing beautifully landscaped spaces for outdoor enjoyment. A key feature of the property is its unique holiday letting business, "Under the Stars." This thriving enterprise comprises two bespoke Shepherds Huts, each offering a charming retreat set within 5.57 acres of pastureland. Thoughtfully designed, these oak-framed huts rest on traditional cast iron-wheeled bases and are fully equipped with a double bed, kitchenette, shower room, and private outdoor seating area with BBQ facilities.

Further enhancing the appeal, are the numerous outbuildings, including a stable block, a static caravan with a timber terrace and accessible ramping, a workshop/garage, a separate workshop, and a tin barn. Additionally, the remains of an old piggery footprint offer scope for future development. The gardens and paddocks extend to approximately 7.57 acres, providing ample space for equestrian or agricultural use. Planning permission has been granted for three additional Shepherds Huts, as well as two agricultural barns measuring 18m x 10m and 13m x 10m, allowing for potential expansion of the home's commercial offerings.

Positioned off the main driveway, the estate's three-bedroom timber-framed cottage was thoughtfully designed and constructed in 2020 by the current owners. This beautifully presented home features an open-plan kitchen, dining, and living space with vaulted ceilings, an electric feature stove and wooden flooring, creating a warm and inviting atmosphere. The principal suite includes an en-suite shower room and a walk-in wardrobe, while two further well-sized bedrooms provide generous storage. A large contemporary wet room, accessed from the hallway, completes the accommodation. The cottage is designated for holiday use but has no restrictions on the frequency of occupation, making it a highly versatile asset.

Importantly, the property is located outside the Isle of Wight National Landscape designation and is not listed, offering flexibility for future development. With existing planning permission in place for further Shepherds Huts and agricultural barns, Harbors Lake presents an outstanding opportunity for residential living, tourism, and equestrian or agricultural pursuits. Its idyllic setting, coupled with established income streams and further development potential, makes it a truly rare and desirable prospect.







Travel Information

7 miles from Fishbourne to Portsmouth Ferry Terminal
9.5 miles from East Cowes to Southampton Ferry Terminal
16.4 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, Sandown	3.4 miles
Sandown & Shanklin Golf Club, Sandown	3.4 miles
Rookley Country Park Fishing, Rookley	4.9 miles
Shanklin Cricket Ground, Shanklin	3.5 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000
South Wight Medical Practice, Godshill	01983 840625

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	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
St Blasius C of E Primary School, Shanklin	01983 862444
Gatten & Lake Primary School, Shanklin	01983 869910
Broadlea Primary School, Lake	01983 402403

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
Ryde Academy, Ryde	01983 567331
Medina College, Newport	01983 861222
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
The Garlic Farm Shop & Restaurant, Newchurch
Hare & Hounds, Downend
Merrie Gardens, Lake

These bars and restaurants are available within a 15-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
Approx. 111.8 sq. metres (1203.9 sq. feet)



First Floor
Approx. 86.1 sq. metres (926.6 sq. feet)



Annex
Approx. 122.8 sq. metres (1333.3 sq. feet)



GROUND FLOOR

Entrance Hallway	
Lounge	20'2 x 11'4
Sitting Room	13'6 x 11'11 up to bay
Kitchen / Breakfast Room	13'5 x 13'5
Utility Room	10'9 x 6'4 plus 5'11 x 5'11
Separate Toilet	
Study	15'7 x 10'7
Bedroom 5	16'5 x 9'7
En-Suite Shower Room	

FIRST FLOOR

Landing	
Bedroom 1	13'4 x 11'11
Balcony	
Bedroom 2	13'6 x 11'10
Bedroom 3	13'6 x 12'3
Bedroom 4	13'5 x 10'9
Dressing Room	
Family Bathroom	

ANNEX

Annex Hallway	
Annex Bedroom 3	15'1 x 11'2
Annex Bedroom 2	15'1 x 10'10
Annex Bedroom 1	15'1 x 12'6
Annex En-Suite	
Annex Shower Room	
Annex Kitchen / Living Room	35'1 x 15'5

OUTSIDE

Driveway Parking
Gardens
7.57 Acres
2 x Shepherds Huts
Static Caravan
Workshop
Garage

Council Tax Band: F
Tenure: Freehold



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

