

24 New Barn Road East Cowes | Isle of Wight | PO32 6AY



Seller Insight

From the moment we stepped through the front door, we were enchanted by the unique charm and sturdy character of this house. The garden, with its mature trees and lush shrubs, further enhances the home's allure. Living here has been a true joy, filled with countless wonderful memories of celebrations both inside the house and amidst the beauty of the garden.*





^{*} 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

24 New Barn Road

This delightful character property boasts an array of period features and spacious living areas, offering an ideal family home. With its original details and versatile layout, this property is full of charm and character.

Upon entering the property, you are greeted by an inviting entrance porch, featuring a pitched roof and a traditional tiled floor, setting the tone for the rest of the home. The entrance hall leads through a part-glazed door with a lovely stained glass inset, adding a touch of elegance and period charm.

The sitting room is a spacious dual-aspect room that captures natural light from both sides. With a feature tiled arts and crafts fireplace and an inset wood burner, it creates a cozy atmosphere, perfect for relaxing evenings. The panelled walls lend a further sense of warmth and character.

Adjacent to the sitting room is the snug, a comfortable and intimate space with a dual aspect and an attractive feature fireplace with an ornate surround, perfect for family gatherings or quiet relaxation. The playroom, situated towards the rear of the home, offers an additional versatile space, also with a dual aspect, a feature fireplace, and a built-in full-height cupboard.

The rear lobby provides access to a large under-stairs cupboard, offering plenty of storage. Leading off of the lobby is the kitchen, which is a bright and functional space with built-in base units and inset dual stainless steel sinks with drainer. The adjoining breakfast room, with its original hatch to the sitting room and a window to the side, provides a charming space for family meals or casual dining. A convenient separate WC and a bathroom with a bath, WC, wash basin, and shower enclosure complete the ground floor.

The first-floor landing leads to several generously sized bedrooms, each full of character. The principal bedroom, a dual-aspect room, enjoys an abundance of natural light, creating a peaceful retreat, with three further double rooms on this floor, as well as a study. The first floor also has a separate WC and a second bathroom, with a WC, bath, and wash basin.

The second floor features an original loft room, which is a generous space with a fireplace and a window overlooking the rear garden. It also benefits from a walk-in cupboard and double doors leading to additional loft space, offering great potential for further development or storage.

Outside, the property has attractive gardens to both the front and rear. The front garden is laid to lawn and framed by mature shrubs, with driveways to either side providing ample off-road parking. The rear garden is equally charming, featuring a variety of mature shrubs and trees, a summer house, two sheds, and a greenhouse.

Further outdoor conveniences include a utility and store area, along with an outside WC, completing the practical and characterful appeal of this lovely home.

With its period features, spacious rooms, and mature gardens, this property offers an abundance of character and potential, making it the perfect family home in a popular area.

















Travel Information

5 miles from Fishbourne to Portsmouth Ferry Terminal 1 mile 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

4.2 miles
4.1 mile
0.5 miles
6.3 miles

Healthcare

Doctors Surgeries
East Cowes Medical Centre, East Cowes
Medina Healthcare, Wootton
Ryde Esplanade Surgery, Ryde
O1983 522198
O1983 618388
O1983 618388
O1983 562955
The Tower House Surgery, Rink Road, Ryde
Ryde Health & Wellbeing Centre, Ryde
O1983 618444

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport 5.7 miles 01983 822099

Education

Primary Schools Holy Cross Primary School, East Cowes 01983 292885 Queensgate Foundation Primary School, East Cowes 01983 292872 Priory School of Our Lady Walsingham, East Cowes 01983 861222 Cowes Primary School, Cowes 01983 293261 Lanes End Primary School, Cowes 01983 293233 Binstead Primary School, Binstead 01983 562341 Oakfield C of E Primary School, Ryde 01983 563732 Greenmount Primary School, Ryde 01983 562165 Haylands Primary School, Ryde 01983 563372 St. Mary's Catholic Primary School, Ryde 01983 562000 Wootton Community Primary School, Wootton 01983 882505

Secondary Schools/Colleges
Cowes Enterprise College, Cowes
Carisbrooke College, Newport
Christ The King Upper College
Medina College
Ryde School with Upper Chine School, Ryde
The Island VI Form

O1983 203103
01983 524651
01983 537 070
01983 861 222
01983 861 222
01983 562229
01983 522886

Learning Assisted Schools:

Isle of Wight College

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

01982 526631

Entertainment

Restaurants / Bars
The Lifeboat, East Cowes
Folly Inn, Whippingham
Consort Restaurant at Albert Cottage, East Cowes
Fishbourne Inn, Fishbourne
Binstead Arms, Binstead
The Sloop Inn, Wootton
Cibo, Wootton
Woodmans Arms, Wootton
White Hart Inn, Havenstreet

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

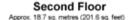
Local Attractions / Landmarks

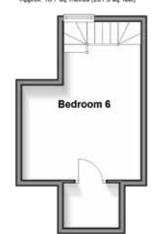
Osborne House - East Cowes Quarr Abbey - Binstead Robin Hill Country Adventure Park - Downend Appley Tower & Beach - Appley Rosemary Vineyard - Ashey Monkey Haven, Primate Rescue Centre - Newport Butterfly World - Newport Wildheart Animal Sanctuary - Sandown Carsibrooke Castle, Carisbrooke

Approx. 111.3 sq. metres (1198.3 sq. feet) Kitchen Breakfast Dining Room Room Lounge Family Room

Ground Floor







GROUND FLOOR

Entrance Porch

Hallway

Lounge 16'2 into bay x 15'10 Family Room 15'10 into bay x 13'7

Dining Room $13'7 \times 11'$ Breakfast Room $13'5 \times 10'$ Kitchen $13'1 \times 5'6$

Cloakroom Bathroom

FIRST FLOOR

Landing

Bedroom 1 16'3 into bay x 13' Bedroom 2 16'3 into bay x 13' Redroom 3 13' x 10'5

Bedroom 3 13' x 10'5 Bedroom 4 13' x 10' Bedroom 5 7'4 x 6'

Family Bathroom Separate Toilet

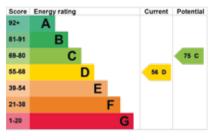
SECOND FLOOR

Bedroom 6 16'5 x 11'6 Walk in Storage / Dressing Room

OUTSIDE

Front Garden Driveway Rear Garden

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 © 2025 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, RH121RJ. Printed



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



