



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

FINE & COUNTRY

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

1Leisure Medina, Newport	4.2 miles
Lakeside Spa & Hotel, Wootton	4.1 mile
Osborne Golf Club, East Cowes	0.5 miles
Ryde Golf Club, Ryde	6.3 miles

Healthcare

Doctors Surgeries	
East Cowes Medical Centre, East Cowes	01983 284333
Medina Healthcare, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
Ryde Health & Wellbeing Centre, Ryde	01983 618444

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

Education

Primary Schools
Holy Cross Primary School, East Cowes
Queensgate Foundation Primary School, East Cowes
Priory School of Our Lady Walsingham, East Cowes
Cowes Primary School, Cowes
Lanes End Primary School, Cowes
Binstead Primary School, Binstead
Oakfield C of E Primary School, Ryde
Greenmount Primary School, Ryde
Haylands Primary School, Ryde
St. Mary's Catholic Primary School, Ryde
Wootton Community Primary School, Wootton

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
Isle of Wight College

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

01983 292885
01983 292872
01983 861222
01983 293261
01983 293233
01983 562341
01983 563732
01983 562165
01983 563372
01983 562000
01983 882505

01983 203103
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

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
Carsbrooke Castle, Carisbrooke

Ground Floor

Approx. 111.3 sq. metres (1198.3 sq. feet)



First Floor

Approx. 85.4 sq. metres (919.7 sq. feet)



Second Floor

Approx. 18.7 sq. metres (201.6 sq. feet)



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 x 11'
Breakfast Room	13'5 x 10'
Kitchen	13'1 x 5'6
Cloakroom	
Bathroom	

FIRST FLOOR

Landing	
Bedroom 1	16'3 into bay x 13'
Bedroom 2	16'3 into bay x 13'
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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		

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