



Great Luck
Mill Lane | Binfield | Newport | Isle of Wight | PO30 2LA

FINE & COUNTRY

Seller Insight

“ Whether you prefer to be on the water or beside it; a hop, skip and jump from shops, pubs and restaurants or in the quietness of open countryside; prefer cosy warmth on a winter's day or sunshine and open air on a summer's day, "Great Luck" meets everyone's aspirations...it certainly met ours.

We fell in love with the seemingly endless view down the River Medina towards Cowes and across to the vineyards on the far bank. The greenery and space around the house certainly made us feel that it had been very well named "Great Luck". In fact, the word 'luck' derives from the old English for lake which reflects its proximity to the water and now a modern marina.*



* 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

Great Luck

Set in a coveted location alongside the picturesque River Medina, this exceptional property offers a rare opportunity to enjoy tranquil waterside living with uninterrupted views of the river and the ever-changing maritime activity beyond. Designed to make the most of its breathtaking setting, this beautifully presented home combines elegant contemporary finishes with an expansive and flexible layout ideal for modern family life or luxurious entertaining.

Immaculately maintained, the property's exterior is a striking combination of render and modern cladding, setting a refined tone from the outset. A spacious, welcoming entrance hall on the ground floor leads to five generously sized bedrooms. The principal bedroom is a true retreat, offering a spacious double layout, a walk-in dressing room, and a luxurious en-suite bathroom complete with a walk-in shower enclosure and high-end fixtures.

Three further double bedrooms on this level—two enjoying dual-aspect outlooks and one with a lovely view of the front garden—offer ample space for family or guests. A fifth bedroom is currently configured as a home office but easily functions as a spacious single bedroom if desired. The well-appointed family bathroom includes a stylish quadrant shower cubicle and a granite-topped vanity unit. A separate utility room houses the boiler and Megaflo water tank, with additional space for laundry appliances.

The heart of the home is found on the first floor, where a striking open-plan living, kitchen, and dining area is crowned by a vaulted ceiling and finished with engineered oak flooring and underfloor heating throughout. Flooded with natural light, this impressive space opens out through two large bi-folding doors onto an extensive decked terrace—perfect for al fresco dining or simply soaking in the scenic river and countryside views.

The contemporary kitchen is both functional and stylish, with pale blue cabinetry, sleek contrasting worktops, and integrated appliances including a built-in oven, microwave, induction hob, and dishwasher. Adjacent to the kitchen is a superb triple-aspect sitting room that creates a warm and inviting setting for both relaxed family evenings and entertaining guests. A conveniently located cloakroom completes the upper level.

Occupying a substantial and private plot, the grounds are mostly laid to lawn and bordered by mature trees, offering a peaceful and secluded setting. A long, gated, block-paved driveway sweeps up from the road, providing ample off-street parking. For those with future plans, the property also benefits from an existing hardstanding area that could accommodate a garage or boathouse, subject to the necessary planning permissions.

This remarkable home effortlessly combines modern luxury with a unique waterfront lifestyle, offering a rare chance to own a slice of serenity on the Isle of Wight's iconic River Medina.







Travel Information

4.2 miles from Fishbourne to Portsmouth Ferry Terminal
3.7 miles from East Cowes to Southampton Ferry Terminal
11.7 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

Newport Golf Club, Newport	3.3 miles
1Leisure Medina Centre, Newport	1.3 miles
Newport Cricket Club, Newport	3.2 miles
Lakeside Spa & Hotel, Wootton	3.3 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 Road, Newport	2.8 miles 01983 822099

Education

Primary Schools	
Priory School of Our Lady Walsingham, Whippingham	01983 861222
Queensgate Foundation Primary School, East Cowes	01983 292872
Hunnyhill Primary School, Newport	01983 522506
Newport C of E Primary School, Newport	01983 522826
Barton Primary School, Newport	01983 522469
Carisbrooke C of E Primary School, Newport	01983 524348
Nine Acres Primary School, Newport	01983 522984
Wootton Community Primary School, Wootton	01983 882505

Secondary Schools/Colleges	
Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861 222
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631
Ryde Academy, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229

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

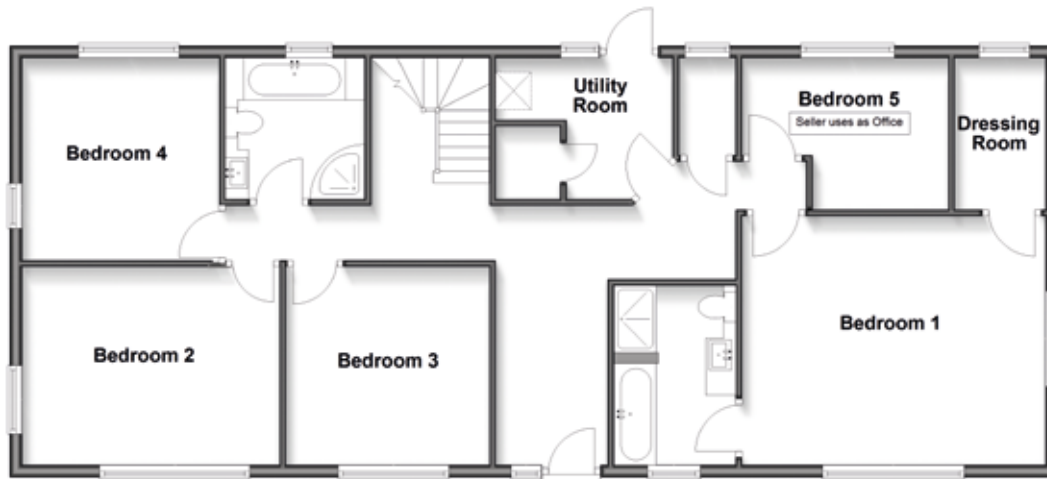
Restaurants / Bars
The Folly Inn, Whippingham
The Lifeboat, East Cowes
Bargemans Rest, Newport
Da Vinci Restaurant, Newport
Correo Lounge, Newport
Burrs, Newport
Hewitts Restaurant & Rooms, Newport
The Stag Inn, Newport
Blacksmith Arms, Calbourne
The Sun Inn, Calbourne

These bars and restaurants are available within a 20-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
Robin Hill Country Park - Downend
Amazon World Zoo – Newchurch
Quarr Abbey – Binstead
Osborne House – East Cowes

Ground Floor
Approx. 112.9 sq. metres (1214.7 sq. feet)



GROUND FLOOR

Entrance Hallway	
Bedroom 4	10'9 x 10'8
Bedroom 3	10'11 x 10'10
Bathroom	7'4 x 7'2
Bedroom 2	15'11 x 10'11
Utility Room	
Bedroom 5 / Office	8'2 x 7'6
Bedroom 1	16'4 x 13'6
Dressing Room	8'2 x 4'10
En-Suite Shower Room	9'8 x 6'7

FIRST FLOOR

Kitchen / Lounge / Dining Area	24'10 x 22'1 at widest point
Balcony	28'7 x 17'3
Sitting Room	22'1 x 13'9
Cloakroom	7'5 x 4'1

OUTSIDE

Front Garden
Driveway Parking
Rear Garden

First Floor
Approx. 78.7 sq. metres (847.1 sq. feet)



Council Tax Band: E
Tenure: Freehold



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

