



Price

£795,000

Freehold

Westover, Calbourne, Isle of Wight, PO30



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PO30

5.8 miles from Yarmouth to Lymington Ferry  
10.9 miles from Fishbourne to Portsmouth Ferry  
10 miles from West Cowes to Southampton Ferry

This is a rare and captivating offering—blending character, space, and lifestyle potential in one of the Island's most idyllic settings.

Charming Grade II listed detached house with period features

Set on approx. 7.36 acres of picturesque countryside

A nature pond, timber garage, gated access and large two storey, timber barn

Equestrian-ready facilities including a stable block, tack room and machinery area

Spacious, light-filled interior rooms

Ideal rural location with bridleway access





Set amidst the tranquil countryside of the Isle of Wight, this enchanting Grade II listed three-bedroom detached residence offers a rare chance to own a piece of history. Formerly the gatehouse to Westover Manor, the property blends period charm with modern comforts and is set within approximately 7.36 acres of beautifully maintained grounds.

Originally a thatched cottage, the home has been sympathetically extended to include a spacious, light-filled hallway. Inside, the property features three generously sized double bedrooms, a dual-aspect sitting room with a wood-burning stove, and French doors leading to a private rear garden. The kitchen and dining area offer ample space and countryside views, while a well-appointed family bathroom serves the home.

The grounds are a standout feature, including gated road access, a nature pond, a detached timber garage, and extensive open space. Ideal for equestrian use, the property includes a modern timber stable

block with four stalls, a tack room, and a machinery area. A large, two-storey timber barn currently functions as a separate living area with a wood burner, kitchen, shower room, and an open-plan upper room enjoying panoramic views of Mottistone Down. This barn offers potential for guest accommodation or a creative workspace, subject to consent.

Perfect for outdoor enthusiasts, the property offers direct access to a network of bridleways and footpaths. Despite its peaceful rural setting, it remains conveniently close to local amenities.

Offering a rare combination of historical character, extensive land, and versatile living space, this unique property is ideal as a forever family home, equestrian retreat, or a high-potential holiday let.

## What the owner says...

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For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Cowes on 01983 520000**

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