



Ty Gwyn

Harts Lane | Rookley | Ventnor | Isle of Wight | PO38 3NY

FINE & COUNTRY

Seller Insight

“ We love this house. It's so light & bright and a peaceful haven with stunning views & sunsets across this Area of Outstanding Natural Beauty. Lovely country walks from the door & the pub & shop are just 5/10 minutes walk across the field.

We could see it had loads of potential so we got planning permission to extend (though not essential) & there's plenty of space in the garden for a gym room, pool and/or office etc.

Due to family, we need to relocate to the mainland, but wish we could take it with us. We hope someone will enjoy it as much as we have.

* 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

Ty Gwyn

Tucked away in a peaceful, semi-rural setting, this beautifully presented three-bedroom detached home offers the perfect blend of countryside tranquillity and modern living. Enjoying far-reaching views across the stunning surrounding landscape, the property sits privately off a quiet lane in the desirable village of Rookley, just moments from local amenities and excellent transport links.

Set on a generous plot, the property immediately impresses with a spacious frontage offering ample parking for three to four vehicles, as well as a garage with an electric up-and-over door. The south-west facing wraparound garden envelopes the home on three sides, creating a serene and private outdoor retreat. Exceptionally well enclosed and bathed in sunlight throughout the day, the garden provides the ideal space for al fresco dining, entertaining, or simply enjoying the peaceful rural atmosphere.

Stepping inside through a welcoming front porch, you are greeted by a bright and spacious interior that offers flexibility and comfort for family living. The ground floor boasts a generously sized lounge, perfect for relaxing or hosting guests, and a large, well-appointed kitchen / diner that overlooks the garden. A garden room to the rear of the lounge provides an additional living area and an ideal spot to soak in the garden views all year round. A handy utility room and modern downstairs shower room add further practicality to this versatile layout.

Upstairs, the home continues to impress with a large principal bedroom that benefits from its own dressing area—formerly the fourth bedroom and easily convertible back if desired. Two further well-proportioned double bedrooms offer ample space for family, guests, or home office use. A family bathroom completes the upper floor, with all bedrooms enjoying picturesque views over the surrounding countryside.

A particularly exciting feature of this home is the approved planning permission (Isle of Wight Council ref: 24/00139/HOU) for a substantial rear extension. This development would replace the current garden room with an expansive open-plan living and kitchen space—further enhancing the property's size and functionality.

While the setting feels delightfully rural and private, the location is anything but remote. Just a short walk from the property, the village of Rookley offers convenient amenities including a supermarket and bus routes with regular services to Newport and Shanklin. Nature lovers and outdoor enthusiasts will also appreciate the many country walks and scenic trails on the doorstep.

Offering the perfect combination of peace, privacy, space, and potential, this charming home is a rare find in today's market. Whether you're seeking a permanent family residence, a quiet retreat, or a property with scope for future enhancement, this versatile home ticks all the boxes.

Early viewing is highly recommended to fully appreciate the lifestyle and opportunity on offer.







Travel Information

9 miles from Fishbourne to Portsmouth Ferry Terminal
8.7 miles from East Cowes to Southampton Ferry Terminal
13.5 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	9.2 miles
Newport Golf Club, Newport	4 miles
Rookley Country Park Fishing, Rookley	0.8 miles
Newport Cricket Ground, Newport	2.6 miles

Healthcare

Doctors Surgeries	
The Dower House Surgery, Newport	01983 523525
Newport Health Centre, Newport	01983 522060
South Wight Medical Practice, Ventnor	01983 730257
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	4.8 miles 01983 822099

Education

Primary Schools
Chillerton & Rookley Primary School, Rookley
Arreton St Georges C of E Primary School, Arreton
Godshill Primary School, Godshill
Niton Primary School, Niton
Newchurch Primary School, Newchurch
Newport C of E Primary School, Newport
Carisbrooke C of E Primary School, Carisbrooke

Secondary Schools/Colleges
The Island Free School, Ventnor
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
Isle of Wight College, Newport

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

01983 721207
01983 528429
01983 840246
01983 730209
01983 865210
01983 522826
01983 522348

01983 857641
01983 403284
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 Taverners, Godshill
Griffin, Godshill
The Fighting Cocks, Arreton
Dairyman's Daughter, Arreton
The White Lion, Arreton
Chequers Inn, Rookley
The Pointer Inn, Newchurch
Hare & Hounds, Downend
Bargemans Rest, Newport

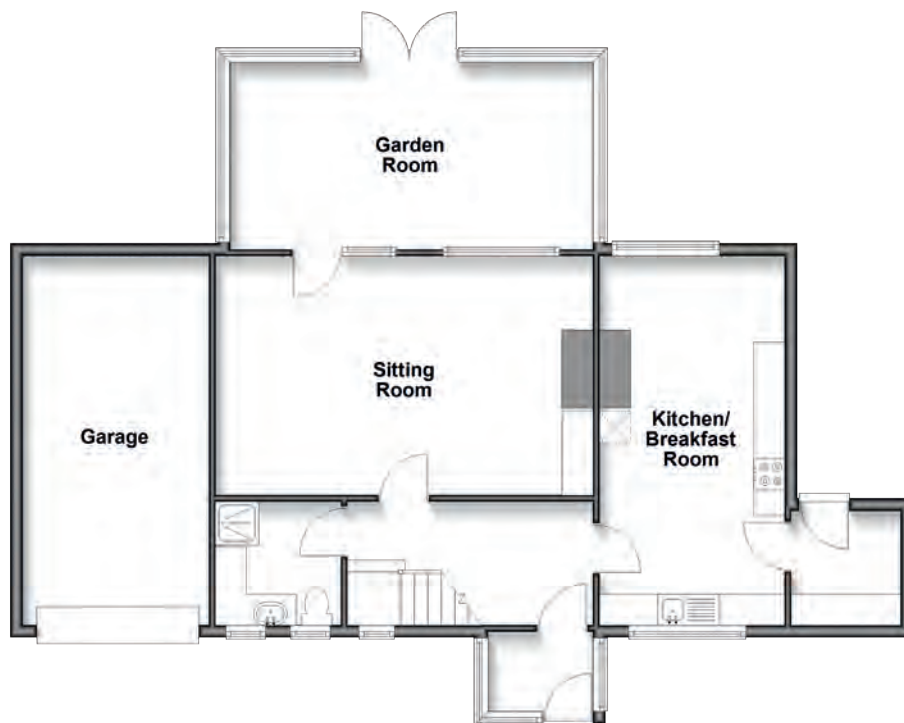
These bars and restaurants are available within a 15 minute radius of this home

Local Attractions / Landmarks

Robin Country Park - Downend
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

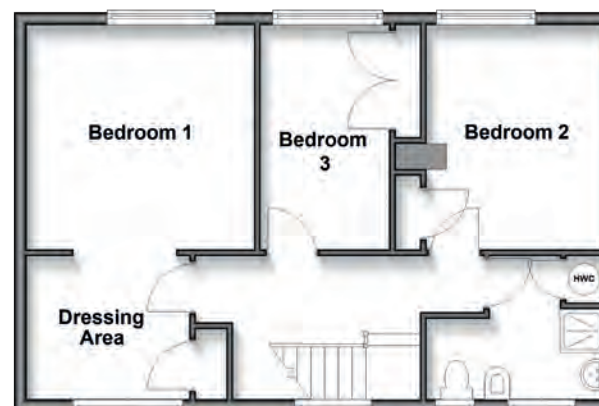
Split Level Ground Floor

Approx. 96.6 sq. metres (1039.7 sq. feet)



First Floor

Approx. 54.3 sq. metres (585.0 sq. feet)



GROUND FLOOR

Entrance Porch	
Hallway	
Sitting Room	20' x 12'6
Kitchen/Breakfast room	19'2 x 9'7
Conservatory	18'6 x 9'11
Shower Room	6'9 x 6'2
Utility Room	6'1 x 5'9

FIRST FLOOR

Landing	
Bedroom 1	11'7 x 11'7
Dressing Area	8'3 x 7'4
Bedroom 2	10'10 x 9'8
Bedroom 3	11'6 x 6'7
Family Shower Room	9'1 x 7'11 at widest point

OUTSIDE

Front Garden
Driveway
Garage
Rear Garden

Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	48 E	
21-38	F		
1-20	G		

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