



Mulberry Lawn
Quay Lane | Brading | Isle of Wight | PO36 0AT

Seller Insight

“ We fell in love with Mulberry Lawn the moment we set eyes on it in 2015. Visitors often comment that it is a hidden gem, tucked away in the historic town of Brading. Three generations of our family have enjoyed living here, where we can be together but have our own private space. Originally, we created one apartment for an elderly relative and one for our guests or as holiday accommodation. We often fill the house with friends and family for traditional Christmas celebrations and other important occasions.

Brading has good amenities with a wonderful convenience store, shops, pubs, eateries and a vibrant community centre. It is well connected by the Island train and bus routes to Ryde, Newport and Shanklin. Yet it is right on the edge of countryside with Brading Downs and Brading Marshes on the doorstep.

We have spent considerable time improving and renovating parts of the property but hope we have kept all our renovations in keeping with the period nature of the house. We have enjoyed every minute of living here, where we participate in the thriving and friendly local community. We plan to stay in touch, however it is now time to move on and give other people the pleasure of living in our much loved house.*

* 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

Mulberry Lawn

Nestled in the highly sought-after Quay Lane in Brading, this exquisite, detached period home dating back to circa 1860 blends timeless character with impressive space and versatility. Offered chain free, this is a rare opportunity to acquire a substantial residence that not only delivers on charm and elegance but also offers income potential through its two linked apartments.

The main residence, currently arranged as a six-bedroom home, immediately welcomes with a beautiful stone porch and an inviting entrance hallway, where high ceilings, a leaded window, and original exposed floorboards set a tone of warmth and grandeur. Every detail in this home speaks to its heritage, from ornate radiators and Victorian tiles to feature fireplaces and wooden panelling.

A spacious lounge with a large bay window and log-burning stove flows naturally into a generous dining room and an enchanting sunroom with full garden views. The kitchen is the heart of the home, boasting a charming yet functional layout complete with a range cooker, built-in appliances, and a central island that's ideal for family gatherings or entertaining.

On the upper floors, the home continues to impress with large, light-filled bedrooms, each full of character. The principal suite includes a Jack and Jill en-suite, while other rooms are currently styled as a library and office space, offering flexibility to suit any lifestyle. The top floor reveals a delightful turret balcony with panoramic countryside views, an idyllic retreat for peaceful reflection.

A first-floor suite features a private kitchen/living area, a spacious bedroom with exposed stone detailing, and a full en-suite bathroom. Below, a ground floor integral apartment offers generous living with its own entrance, kitchen/diner, lounge, en-suite bedroom, and a family bathroom, perfect for multi-generational living, guest accommodation, or holiday lets (subject to relevant planning permissions).

The grounds are just as captivating, with mature wrap around gardens offering colour, privacy, and relaxation throughout the seasons. A large greenhouse and established planting provide an ideal setting for gardening enthusiasts. The gated driveway allows for ample off-road parking, enhancing both practicality and security.

This exceptional home offers a unique lifestyle opportunity, period elegance with modern comfort, versatile accommodation, and the potential for additional income or flexible living arrangements. Whether you're seeking a forever family home, a boutique guest house, or a residence with scope for dual living, this stunning property delivers all that and more, right in the heart of one of the Isle of Wight's most desirable locations.







Travel Information

7.1 miles from Fishbourne to Portsmouth Ferry Terminal
11.6 miles from East Cowes to Southampton Ferry Terminal
18 miles from Yarmouth to Lymington Ferry Terminal

0.5 miles from Brading Train Station & Island Line Services

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	2.1 miles
Sandown & Shanklin Golf Club, Sandown	2.7 miles
Bembridge Sailing Club, Bembridge	3.6 miles
Brading Haven Yacht Club, Bembridge	2.8 miles
Westridge Golf Centre & 1Leisure, Ryde	2.3 miles

Healthcare

Doctors Surgeries	
Bembridge Surgery, Bembridge	01983 871828
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Tower House Surgery, Ryde	01983 817200

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	9.1 miles

(01983 822099)

Education

Primary Schools:
Windmills Pre-School, Bembridge 01983 873575
Bembridge Primary School, Bembridge 01983 872668
Brading CE Primary School, Brading 01983 407217
St Helens Primary School, St Helens 01983 872442
Nettlestone Primary School, Nettlestone 01983 613171
The Bay CE Primary School, Sandown 01983 403284
Broadlea Primary School, Sandown 01983 402403

Secondary Schools/Colleges:
The Bay CE School, Sandown 01983 403284
Carisbrooke College, Newport 01983 524651
Christ The King Upper College, Newport 01983 537 070
Medina College, Newport 01983 861 222
Ryde School with Upper Chine School, Ryde 01983 562229
The Island VI Form Campus, Newport 01983 522886
Isle of Wight College, Newport 01982 526631

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
Braai, Brading
Rectory Mansion, Brading
Yarbridge Inn, Yarbridge
The Vine, St Helens
Ganders Restaurants, St Helens
Culver Haven, Culver Down
The Propeller Inn, Bembridge
The Bandstand, Culver Parade
Little Fox's, Bembridge
The Birdham, Bembridge
Barbosa, Bembridge

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

Local Attractions / Landmarks

St Helens Fort – The Solent
Bembridge Windmill - Bembridge
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Bembridge Fort – Culver Down
Amazon World Zoo – Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Quarr Abbey - Binstead



GROUND FLOOR

Entrance Hallway	
Boot Room	
Cloakroom	
Sitting Room	19' into bay x 19'
Dining Room	18'1 x 15'5
Sun Room	15'1 x 13'5
Kitchen	19'8 x 15'1
Rear Porch	

GROUND FLOOR - APARTMENT

Apartment Hallway	
Apartment Lounge	14'1 x 13'9
Apartment Bathroom	
Apartment Kitchen / Dining Room	14'1 x 11'10
Apartment Bedroom	15'10 max x 10'10 max
Apartment En-Suite Shower Room	



FIRST FLOOR - MAIN HOUSE

Landing	
Bedroom 1	20' x 14'1
Jack & Jill En-Suite Shower Room	
Bedroom 3	14'9 x 11'10
Balcony	
Bedroom 4 / Office	11'6 x 11'6 plus 14'5 x 8'10
Shower Room	
Hallway	
Bedroom 2	15'1 x 14'1
Family Bathroom	7'7 x 7'3

FIRST FLOOR - STUDIO SUITE

Studio Living Room	13'9 x 11'10
Studio Bedroom	15'7 max x 10'10 max
Studio Bathroom	



SECOND FLOOR - MAIN HOUSE

Landing	
Turret Balcony	
Bedroom 5	14' max x 13'2 max
En-Suite Shower Room	
Bedroom 6	12'6 x 11'10
Balcony	

OUTSIDE

Front Garden
Driveway
Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

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