



Albert House
Main Road | Rookley | Isle of Wight | PO38 3NH

SELLER INSIGHT

“ Albert House has been our home for over twenty-two years. From a young couple, to watching our children bless our family.

We have enjoyed walking our dogs on the many footpaths available directly from the front door. Along with bike rides over the cycle path towards Merstone and beyond.

The number 3 bus runs regularly through the village and takes you to Newport in under 10 minutes or through to Ventnor, Shanklin and Sandown.

The community of Rookley is vibrant with lots of events throughout the year at the Rookley Village Hall & Ground. The well stocked local shop is a bonus as is the village pub.

It will be a huge wrench leaving our happy family home, the village and our neighbours, who we are lucky enough to call friends but we have wonderful memories to take with us to our next adventure.*



* 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

Albert House

Built in 1860 and steeped in fascinating history, this distinguished double-fronted Victorian home is a rare jewel. Local legend recalls that Queen Victoria and Prince Albert would pause here while travelling between Ventnor and Osborne, and the house still carries the grace and presence of its regal visitors.

A pedestrian gate opens onto a pathway bordered by immaculate lawns, leading to the original glazed front door. Above it, a delicately etched arch proudly displays the property's name. Stepping inside, the entrance hall is both bright and welcoming, with tiled flooring and soaring proportions that showcase the grandeur of the era. Every corner reveals period details, elegant fireplaces, brass finger plates, and classic picture rails, each telling its own story of the past.

The principal reception rooms are designed for both entertaining and quiet retreat. Two interconnecting, high-ceilinged rooms are separated by original wooden double doors, allowing the spaces to be enjoyed together or apart. The front lounge centres around a handsome wood-burning stove, while the adjoining sitting room provides refined flexibility for gatherings or relaxed evenings. A dual-aspect study, lined with bespoke cabinetry, offers a serene workspace or a comfortable family room.

At the heart of the home, the dining area exudes charm and practicality, anchored by a full-width sideboard that blends storage with style. From here, tiled flooring continues seamlessly into the kitchen. A vision of timeless country elegance, the cream cabinetry, solid wood worktops, and generous proportions provide both beauty and functionality. Space for a range cooker, a double fridge-freezer, and modern appliances ensures the kitchen remains perfectly in step with contemporary living. Adjacent, a well-equipped utility room, with stable door opening to the gardens, plumbing for appliances and a fitted sink provide convenience for family life.

Upstairs, the sense of scale continues. A half-landing leads to both a stylish bathroom and a separate shower room, both enhanced with quality fittings and subtle and attractive wood panelling. From the spacious upper landing, four double bedrooms unfold, each bathed in natural light. The principal suite is particularly enchanting, with dual-aspect views across open countryside and an adjacent walk-in dressing room illuminated by a charming front window.

The grounds are as impressive as the house itself. To the side, a sweeping block-paved driveway provides ample parking and access to a detached double garage. From here, gated entry opens into the gardens, where outdoor living is celebrated. A two-tiered terrace creates the perfect stage for summer entertaining, complemented by a substantial log store. Beyond, a broad lawn framed by brick-built raised beds offers year-round structure and colour.

This is a home of rare character, where history, elegance, and comfort are woven seamlessly together. Whether hosting distinguished gatherings, relaxing in its refined interiors, or enjoying the tranquillity of its gardens, this remarkable residence offers a lifestyle of grace and timeless appeal.







Travel Information

8.4 miles from Fishbourne to Portsmouth Ferry Terminal
8.6 miles from East Cowes to Southampton Ferry Terminal
13 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
Newport Golf Club, Newport	3.5 miles
Rookley Country Park Fishing, Rookley	0.4 miles
Newport Cricket Ground, Newport	2.1 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	4.4 miles
	01983 822099

Education

Primary Schools
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 528429
01983 840246
01983 730209
01983 865210
01983 522826
01983 522348

01983 857641
01983 403284
01983 524651
01983 537 070
01983 861222
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

Ground Floor
Approx. 100.7 sq. metres (1083.8 sq. feet)



First Floor
Approx. 100.7 sq. metres (1083.8 sq. feet)



GROUND FLOOR

Entrance Hallway	
Cloakroom	
Sitting Room	13'10 x 13'1
Lounge	13'10 x 12'
Study	13'10 x 13'5
Kitchen	11'3 x 10'4
Dining Area	13'10 x 11'8
Utility Room	7'3 x 5'10

FIRST FLOOR

Landing	
Bedroom 1	13'11 x 13'5
Dressing Room	6'10 x 6'1
Bedroom 2	13'10 x 13
Family Bathroom	9'5 x 5'10
Bedroom 3	13'10 x 11'11
Bedroom 4	13'10 x 11'8
Shower Room	9'8 x 9'

OUTSIDE

Front Garden
Driveway Parking
Detached Double Garage
Rear Garden

Council Tax Band: E
Tenure: Freehold



Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight PO31 7RZ
01983 520000 | isleofwight@fineandcountry.com

