

MEDINA HOUSE

Church Lane • Cowes • Isle of Wight • PO31 8PQ





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A charming late eighteenth-century farmhouse in a secluded yet highly convenient location close to Cowes, with a self-contained annexe, extensive equestrian facilities, versatile outbuildings and pastureland, extending in all to approximately 3.45 acres.

Ground Floor

Main House: Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Drawing Room | Sun Room | Boot Room | Utility Room

Annexe: Bedroom/Study | Kitchen/Living/Dining Room | Conservatory | Shower Room

First Floor

Landing | Two Double Bedrooms | Family Bathroom | Shower Room

Second Floor

Two Further Double Bedrooms

In all approx. 2718 sq ft (252.5 sq m)

Gardens and Grounds

Extensive gardens and orchard | Gravel driveway

Buildings

Former Pool House/Workshop | Entertainment Barn/Workshop with Outdoor Kitchen | Stable Block with Three Loose Boxes and Tack Room | Large Open Barn | Equestrian Building

Land

Five paddocks | Natural pond | Stock-proof fencing

In all extending to approx. 3.45 acres

Guide Price: £995,000



LOCATION

Medina House occupies a wonderfully private position along Church Lane, a quiet no-through lane on the outskirts of Cowes. Despite its peaceful rural setting, the property lies within easy reach of both Cowes and Newport, offering the best of countryside living whilst retaining excellent access to everyday amenities.

Cowes is renowned as the island's sailing capital, home to Cowes Week, the Royal Yacht Squadron and a vibrant year-round community. The town offers an excellent range of independent shops, restaurants, cafés and high-speed passenger ferry connections to Southampton. Nearby Newport provides broader retail, leisure and educational facilities.

The property also enjoys direct access to a network of footpaths and bridleways, making it ideal for those with equestrian interests or a love of the outdoors.

THE PROPERTY

Approached via twin gates and a sweeping gravel driveway, Medina House immediately creates a sense of arrival. Believed to date from the late eighteenth century, this attractive farmhouse combines period character with generous and adaptable accommodation.

Covered in mature Virginia Creeper, the house stands proudly within its grounds and enjoys pleasant views over the surrounding gardens, paddocks and woodland. Retaining many original features including sash windows, fireplaces and traditional proportions, the property offers both charm and practicality.

The accommodation is exceptionally versatile, comprising the principal farmhouse together with a self-contained annexe which can function independently or as part of the main residence. The property would suit a variety of buyers including multi-generational families, those seeking income potential, or purchasers looking for an equestrian holding.

GROUND FLOOR

Entrance Hall

A welcoming central hallway with staircase rising to the first floor and access to the principal reception rooms. Storage cupboard beneath the stairs.

Drawing Room

An elegant reception room with sash window overlooking the gardens. A striking fireplace with wood-burning stove creates an attractive focal point.

Sitting Room

A charming family room featuring wall panelling, built-in shelving and a substantial wood-burning stove. Sliding doors lead directly into the Sun Room.

Sun Room

A bright and spacious reception area enjoying views across the garden. With insulated roofing and direct garden access, this room provides comfortable year-round accommodation.

Kitchen / Breakfast Room

A traditional farmhouse-style kitchen with ample space for dining and entertaining. A recessed chimney breast creates an impressive focal point for a range cooker, while the room enjoys plenty of natural light.

Utility Room / WC

With Belfast sink, cloakroom facilities and space for laundry appliances.

ANNEXE

The annexe can be accessed internally from the main house or via its own independent entrance, making it ideal for dependent relatives, guests or potential ancillary accommodation.

Kitchen / Dining / Living Room

A contemporary open-plan living space with fitted kitchen, dining area and sitting room.

Conservatory

A bright garden room.

Bedroom/Office

A generous double bedroom with garden outlook, currently used as a home office.

Shower Room

A modern shower room with contemporary fittings.



FIRST FLOOR

Landing

A spacious split-level landing providing access to the principal family accommodation.

Bedroom One

A generous double bedroom enjoying views across the gardens and surrounding countryside.

Bedroom Two

Another spacious double bedroom with attractive outlook.

Shower Room

A modern shower room serving the first floor accommodation.

Family Bathroom

A stylish family bathroom with bath, WC and wash basin.

SECOND FLOOR

Bedroom Three

A flexible room with views over the gardens and character features which could serve as an additional bedroom, dressing room, nursery or home office.

Bedroom Four

A substantial bedroom with attractive views and ample space for both sleeping and seating areas.

GARDENS AND GROUNDS

Medina House benefits from beautifully established gardens surrounding the property. Areas of lawn are complemented by mature shrubs, trees, herbaceous borders and an orchard, creating a wonderful setting throughout the seasons.

The gardens provide numerous seating and entertaining areas whilst retaining excellent privacy.

BUILDINGS

The property benefits from an exceptional range of buildings which greatly enhance its versatility.

Former Pool House / Workshop

A substantial detached building with kitchenette, W/C and independent gas boiler/heating system currently utilised as a workshop and office space. The building offers considerable scope for a variety of alternative uses, subject to any necessary consents.

Entertainment Barn

A unique entertaining space converted from former stables, complete with covered outdoor kitchen and seating areas.

Stable Block

Providing three loose boxes and a tack room with water supply and covered yard.

Open Barn

A large open-fronted agricultural style barn suitable for vehicle, machinery or fodder storage.

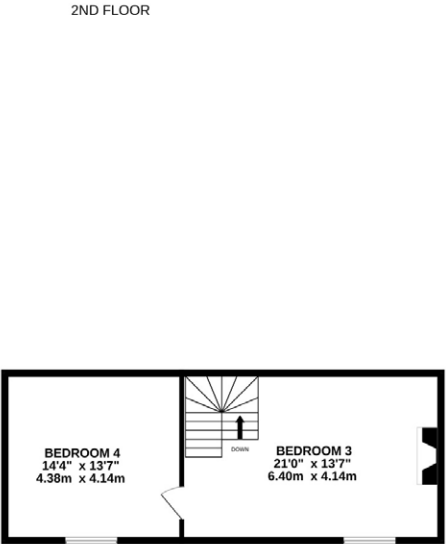
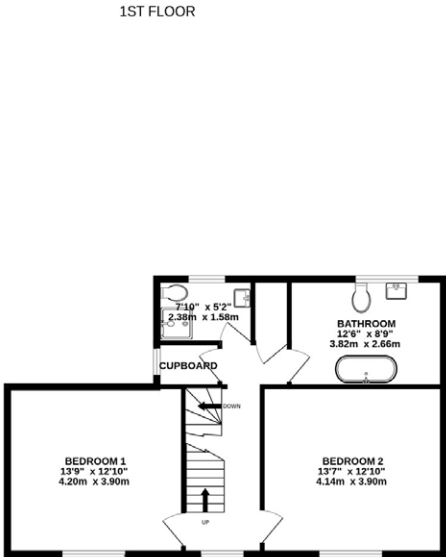
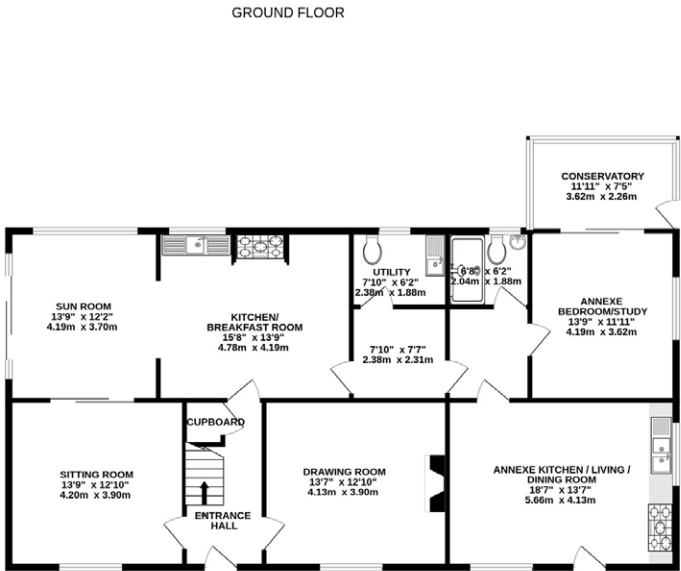
Equestrian Building

Commonly known as the “Alpaca Palace”, providing additional livestock or storage accommodation with access to services.

LAND

To the south of the property lie five paddocks enclosed by stock-proof fencing together with a natural pond. The land extends to approximately 3.45 acres and is ideally suited for equestrian, smallholding or hobby farming uses.





NOT TO SCALE

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Land Potentially Available

There are two parcels of land to West of the property extending to approximately 11.08 acres (4.48 ha) which may be available subject to separate negotiation, further details from the selling agents.

Rights of Way

Church Lane is recorded as public footpath IW/CS/21.

Access

Medina House is accessed via Church Lane, a private unregistered road, of which the property benefits from an all-purpose right of access, at all times.

Services

Medina House & Annexe

Mains water, gas and electric with sewerage by way of private drainage system.

Outbuildings

Most of the buildings benefit from mains water and mains electric.

Land

There is a mains water supply to most of the paddocks.

Broadband availability

Ultrafast Broadband available up to 1800Mbps download and 220Mbps upload.

Mobile /Internet Coverage

Good indoor and outdoor (5G).

Tenure

Freehold with vacant possession.

Plans Areas and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Isle of Wight Council

Council Tax Band

Band G

Postcode

PO31 8PQ

EPC

D

Fixture and Fittings

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

What3Words

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Viewings

By appointment with BCM WILSON HILL only

Selling Agent

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828806 e: iow@bcmwilsonhill.co.uk

NB These particulars and photos are as at September 2026

IMPORTANT NOTICE

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Isle of Wight

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