



Clevelands Country House
Clevelands Road | Wroxall | Isle of Wight | PO38 3DZ

SELLER INSIGHT

“ Every time I turned into the quiet country lane leading to Clevelands, I knew I was home. Leaving the hustle and bustle behind, the peaceful surroundings immediately brought a sense of calm that I've never taken for granted.

Clevalands has been much more than just a house – it has been a home filled with laughter, celebrations and memories that will stay with me forever. From family Christmases and reunions with friends, to warm summer evenings watching spectacular sunsets across the countryside, every season has brought something special. I have loved the peaceful setting, the beautiful walks straight from the front door, and being part of such a friendly village community. Coffee mornings, neighbours who always have time for a chat, and the changing seasons have made living here a real pleasure.

Christmas has always been my favourite time of year at Clevalands. The house seems to come alive with festive decorations, twinkling lights and the warmth of family gathered together. It has been the perfect place to celebrate, and I know I'll miss seeing it during the festive season.

Some of my happiest memories are of watching my chickens wander around the garden while my four dogs explored every corner of the grounds. Clevalands was a wonderful home for them too, giving them the freedom, peace and space to enjoy every day. The gardens have always felt wonderfully secluded and are a real suntrap, making them just as enjoyable for people as they were for my animals.

For many years, Clevalands has also been home to my holiday letting business, welcoming guests from across the UK and beyond. It has been incredibly rewarding sharing this wonderful corner of the Isle of Wight with families, couples and groups, many of whom have returned year after year.

One of the greatest strengths of Clevalands is its versatility. The main house, annexe and loft have been perfect for large or extended families, giving grandparents, teenagers or visiting friends their own space while still bringing everyone together. It is a home where everyone can spread out, relax and still feel connected.

The garage and workshop have been invaluable, while the generous rear garden offers exciting possibilities for the future. Whether it's creating an extensive vegetable garden, adding a conservatory or garden room, or even installing a swimming pool or gym complex, there is space for the next owners to make it their own.

Now it feels like the right time for my next chapter, life has naturally changed, and I'm looking forward to downsizing, travelling more and enjoying the freedom to explore new places. Saying goodbye to Clevalands will be incredibly difficult, but homes like this are made to be lived in and loved. I hope whoever calls Clevalands home next experiences the same happiness, laughter and sense of belonging that it has given me.*

* 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

Clevelands Country House

Clevelands Country House offers a rare opportunity to own a beautifully versatile Victorian residence with two additional self contained retreats, a complete lifestyle package set in peaceful Wroxall countryside, backing onto open fields and moments from the Island's celebrated south coast. This impressive property combines period charm, generous proportions and modern comfort, creating an enticing prospect for buyers seeking a substantial family home, a multi generational haven or a readymade, income producing asset.

At the heart of the estate stands Clevelands Country House, a handsome and welcoming Victorian home designed for gathering, celebrating and unwinding. Its expansive layout flows effortlessly between sociable spaces and quieter corners, offering the perfect balance for modern living. A large, beautifully equipped kitchen forms the natural hub of the home, ideal for long lunches, lively dinners and relaxed evenings. Multiple spacious reception rooms provide flexibility for entertaining, working or simply enjoying the tranquillity of the countryside setting.

With five well proportioned bedrooms and two bathrooms, the house comfortably accommodates up to ten guests, yet remains equally inviting for smaller households who simply appreciate space, comfort and privacy. Whether envisioned as a full time residence, a second home or a premium holiday property, Clevelands delivers exceptional versatility.

Complementing the main house are two stylish one bedroom retreats, each offering its own character and appeal.

Hunter Heights Loft sits elevated above the village, enjoying sweeping views across Stenbury Downs and spectacular sunsets. Bright, modern and thoughtfully designed, it provides a peaceful escape for couples, solo travellers or visiting family. With outdoor seating, BBQ facilities, cycle storage and private parking, it's perfectly equipped for short breaks, extended stays or off season escapes.

On the ground floor, Dubarry Downs Annexe offers a charming self contained apartment with its own enclosed courtyard, a delightful spot for morning coffee or evening drinks. A hot tub adds a touch of indulgence, making it an appealing retreat for guests seeking relaxation.

Together, these three properties create an exceptional offering, a substantial family home paired with two highly successful holiday lets, all set within one harmonious estate. The combination allows future owners to enjoy a private residence while benefiting from established income streams, or to create a multi generational living arrangement with independence and comfort for all.

With countryside walks from the door, Ventnor and Shanklin just minutes away, and the Island's beaches, attractions and coastal paths within easy reach, this property promises an enviable blend of serenity, convenience and opportunity. Clevelands Country House and its two accompanying retreats represent a rare chance to secure a beautifully run, thoughtfully designed estate in one of the Isle of Wight's most picturesque locations.







Travel Information

10.8 miles from Fishbourne to Portsmouth Ferry Terminal
12.4 miles from East Cowes to Southampton Ferry Terminal
18.3 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 The Heights, Sandown	9.1 miles
Sandown & Shanklin Golf Club, Sandown	5.5 miles
Rookley Country Park & Fishing Lake, Rookley	4.8 miles
Sandown & Shanklin Rugby Club, Sandown	5 miles

Healthcare

Doctors Surgeries	
South Wight Medical Practice, Godshill	01983 840625
The Bay Medical Centre, Sandown	01983 409292
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary’s Hospital, Parkhurst Road, Newport	9.4 miles (01983 822099)

Education

Primary Schools	
Godshill Primary School, Godshill	01983 840246
Gatten & Lake Primary School, Shanklin	01983 869910
St Blasius C of E Primary School, Shanklin	01983 862444
The Bay School Primary, Sandown	01983 403284
Newchurch Primary School, Newchurch	01983 865210

Secondary Schools/Colleges	
The Island Free School, Ventnor	01983 857641
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
The Taverners, Godshill
Griffin, Godshill
Thai Journey, Godshill
The Fighting Cocks, Arreton
Chequers Inn, Rookley
The Crab, Shanklin
The Pointer Inn, Newchurch
Smokin’ Jacks’, Wroxall
The White Horse, Whitwell

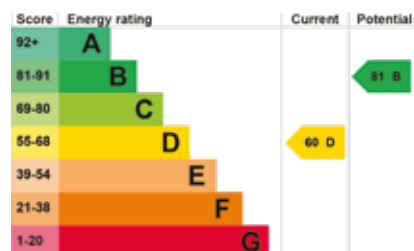
These bars and restaurants are available within a 15-minute radius of this home

Local Attractions / Landmarks

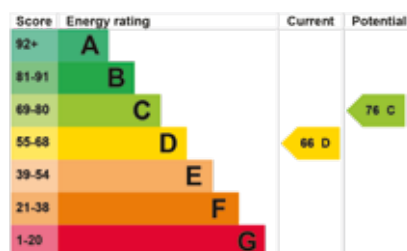
Model Village – Godshill
Appuldurcombe House - Wroxall
Bembridge Windmill - Bembridge
Donkey Sanctuary - Wroxall
The Wildheart Animal Sanctuary - Sandown
Garlic Farm - Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Butterfly World – Newport
Amazon World Zoo – Newchurch



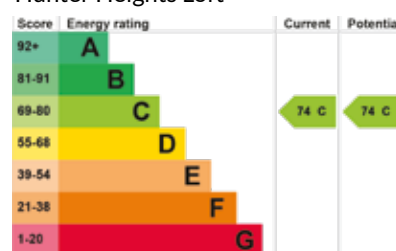
Main House



Annex



Hunter Heights Loft



GROUND FLOOR

Entrance Porch	
Hallway	
Kitchen	13'10 x 12'3
Sitting Room	19'7 into bay x 15'8
Cloakroom	4'9 x 4'1
Dining Room	11'2 x 8'5

ANNEX - DURBARY DOWNS

Annex Hallway	
Annex Bedroom	11'9 x 9'1
Annex Shower Room	8'8 x 4'3
Annex Kitchen / Living Room	18' x 8'3

FIRST FLOOR

Landing	
Bedroom 1	19'7 into bay x 15'8
Bedroom 2	13'9 x 12'2
Bedroom 3	13'4 x 11'
Family Bathroom	9'7 x 8'5
Bedroom 4	13'3 x 8'3
Bedroom 5	11'9 x 8'8
Shower Room	6'11 x 4'4
Linen Cupboard	7' x 3'8

OUTBUILDING GROUND FLOOR

Garage	17'8 x 10'2
Linen Store	11'1 x 10'8
Laundry Room	11'1 x 5'11

OUTBUILDING FIRST FLOOR - HUNTER HEIGHTS

Flat Sitting Room	11'1 x 10'
Flat Kitchen	9'4 x 6'
Flat Bedroom	11'1 x 10'8
Flat Shower Room	9'8 x 5'9

OUTSIDE

Driveway Parking
Gardens

Council Tax Band: A
Tenure: Freehold

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