



Long Barn
Sandown Road | Bembridge | Isle of Wight | PO35 5PW

FINE & COUNTRY

SELLER INSIGHT

“ Set on the serene eastern tip of the Isle of Wight, Bembridge offers an exclusive coastal lifestyle defined by natural beauty, privacy, and understated sophistication. With its pristine beaches, elegant village centre, and unspoilt harbour, the area is renowned as one of the island’s most desirable addresses.

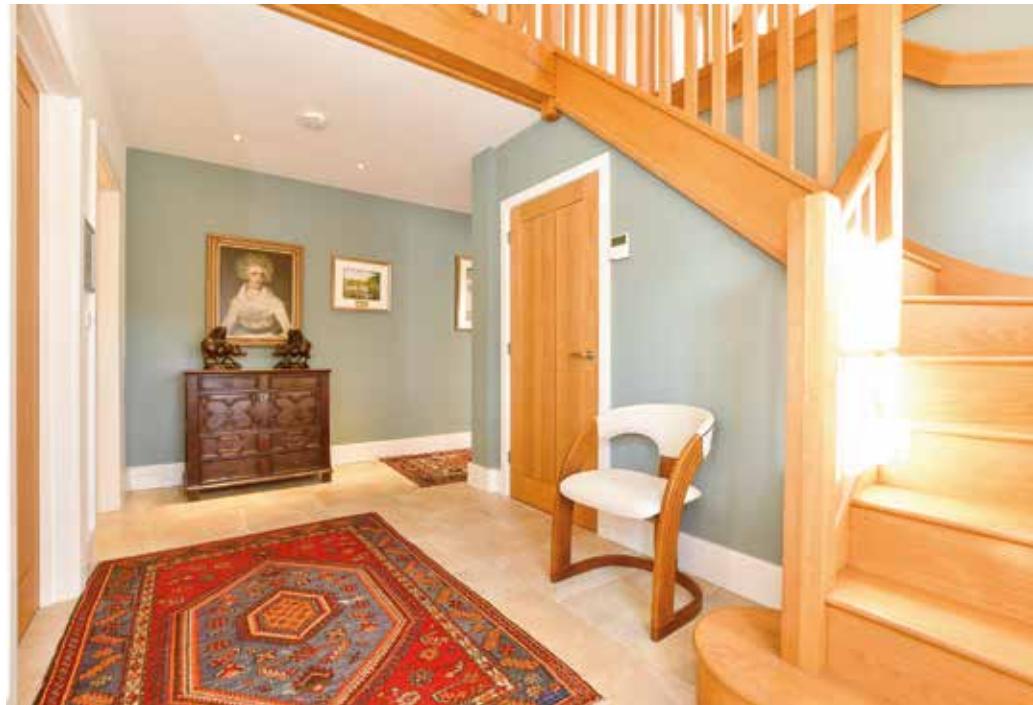
Bembridge blends refined village living with exceptional convenience. Independent boutiques, artisan food shops, and acclaimed eateries create a vibrant yet relaxed atmosphere, while the close-knit community brings a genuine sense of belonging. Scenic coastal paths, hidden coves, and expansive sea views provide an inspiring backdrop for daily life.

At the heart of the village lies its picturesque harbour, a sanctuary for sailing enthusiasts and lovers of the outdoors. Prestigious local sailing clubs, calm waters, and easy access to the Solent make Bembridge a haven for maritime pursuits, from leisurely paddleboarding to competitive regattas.

Despite its secluded feel, Bembridge remains well connected, with quick links to Ryde, mainland ferries, and wider island destinations—ideal for both refined full-time living and luxurious weekend escapes.”*



* 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

Long Barn, Longlands Farm

Nestled in a peaceful countryside setting on the outskirts of Bembridge, this beautifully converted former barn offers a perfect balance of character and contemporary, eco-conscious living. Thoughtfully designed with attention to both comfort and style, the home retains its rustic charm through exposed solid oak beams and vaulted ceilings, while extensive double glazing and multiple Velux windows ensure the interior is filled with natural light. The result is a warm, inviting space that feels both timeless and modern, all set within the curtilage of a Grade II Listed site.

The accommodation is arranged over two floors, beginning with a welcoming entrance hall that features a striking solid oak staircase leading to the principal bedroom suite. From here, the layout flows into a wonderfully bright sitting room, enhanced by floor-to-ceiling French doors and tall side windows that open directly onto the garden. Oak beams span the vaulted ceiling, and a multi-fuel stove set on a slate hearth adds a cosy focal point. A second oak staircase rises from this room to access an additional first-floor bedroom suite.

The ground floor also hosts a high-quality kitchen fitted with an extensive range of cabinets, a central island with breakfast bar, larder storage and built-in appliances including double electric ovens, induction hob, fridge freezer and washing machine. Multiple windows and a stable door bring in plenty of light and connect the space beautifully with the outdoors. Two further double bedrooms and a well-appointed bathroom complete the ground floor accommodation, offering flexibility for guests, family, or use as additional work or hobby spaces.

On the first floor, the principal suite enjoys exceptional views across Culver Downs and the surrounding countryside. The generous double bedroom features a vaulted ceiling with oak beams, built-in wardrobes and electrically operated Velux windows. The adjoining en-suite bathroom includes both a panelled bath and a double shower cubicle, complemented by tiled floors and walls and a heated towel rail. A galleried landing between the bedroom and staircase provides a versatile area ideal as a snug, office or reading space. The second upstairs bedroom suite mirrors the same sense of charm and comfort, offering countryside views, a vaulted ceiling with beams, a modern en-suite shower room and its own galleried landing area.

Eco-friendly features are integrated throughout the home, including under-floor heating powered by an air source heat pump, and Velux windows that close automatically in rainy conditions. Externally, the property is approached via a private shared driveway leading to generous parking and a double garage with electric doors, power and lighting. The landscaped garden includes a paved patio extending from the house, a lawn with planted borders, and an additional raised area offering an ideal spot to enjoy the surrounding views.

Set between National Trust land and the RSPB reserve of Brading Marsh, and just a short walk from the beach at Whitecliff Bay, this home delivers an exceptional blend of rural tranquillity and convenience, with Newport and Ryde both within a twenty-minute drive.







Travel Information

9.6 miles from Fishbourne to Portsmouth Ferry Terminal
13 miles from East Cowes to Southampton Ferry Terminal
6.8 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, with a bus stop adjacent to the property - connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland
Sandown & Shanklin Golf Club, Sandown
1Leisure The Heights, Sandown
Bembridge Sailing Club, Bembridge

Healthcare

Doctors Surgeries
The Bay Medical Centre, Sandown
St Helens Medical Centre, St Helens
Ryde Esplanade Surgery, Ryde
Bembridge Branch Surgery, Bembridge

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport

2.1 miles
3.8 miles
3.4 miles
2.2 miles

01983 409292
01983 871828
01983 618388
01983 871828

10.5 miles
(01983 822099)

Education

Primary Schools

Windmills Pre-School, Bembridge
Bembridge Primary School, Bembridge
Brading CE Primary School, Brading
St Helens Primary School, St Helens
The Bay CE Primary School, Sandown
Broadlea Primary School, Sandown

01983 873575
01983 872668
01983 407217
01983 872442
01983 403284
01983 402403

Secondary Schools/Colleges

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

01983 403284
01983 524651
01983 537070
01983 861222
01983 562229
01983 522886
01982 526631

Learning Assisted Schools:

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

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
The Propeller Inn, Bembridge
The Crab & Lobster Inn, Bembridge

Barbosa, Bembridge

The Birdham Hotel & Restaurant, Bembridge
The Bandstand, Sandown Esplanade
The Culver Haven Inn, Culver Down
Yarbridge Inn, Yarbridge
The Reef, Sandown
Ocean Deck, Sandown

These bars and restaurants are available within a 3-mile radius of this home

Local Attractions / Landmarks

Bembridge Windmill - Bembridge
The Wildheart Animal Sanctuary - Sandown
Bembridge Fort - Culver Down
Amazon World Zoo - Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle - Carisbrooke
Monkey Haven Primate Rescue Centre - Newport
Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend
Isle of Wight Steam Railway - Havenstreet
Dinosaur Museum - Sandown



GROUND FLOOR

Entrance Hall	9'11 x 9'7
Bedroom 4	9'7 x 4'11
Bathroom	10'9 x 8'9
Bedroom 3	22'6 x 15'11
Sitting / Dining Room	15'3 x 14'9
Kitchen / Breakfast Room	



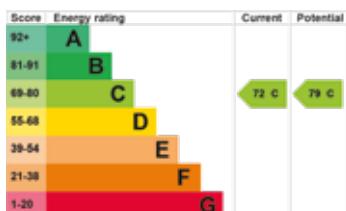
FIRST FLOOR

Landing / Snug	19'8 x 15'3
Bedroom 1	19'8 x 15'3
En-Suite Bathroom	9'9 x 8'2
Bedroom 2	15'3 x 14'9
En-Suite Shower Room	6'11 x 5'10

OUTSIDE

Front Garden
Side Garden
Driveway Parking

Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex, RH12 1RJ. Printed



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