



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Wynton

39 Crocker Street, Newport, Isle of Wight PO30 5DB



A Grade II listed early-1800s townhouse in central Newport, surprisingly spacious and bright, with two receptions, a handcrafted sunroom, three versatile bedrooms and a private cottage garden.

- Grade II listed townhouse dating from the early 19th Century
- Two generous reception rooms arranged across the ground floor
- Kitchen, ground floor bathroom and practical living layout
- Large second floor loft room/bedroom with excellent versatility
- Well-established cottage garden with courtyard, lawn and summerhouse
- Attractive red brick façade with grey headers and period detailing
- Handcrafted sunroom creating a beautiful link to the garden
- Two well-proportioned first floor bedrooms
- Light, bright interiors with character features throughout
- Surprisingly quiet, private and convenient central Newport position

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Dating from the early 1800s, Wynton is a charming Grade II listed end of terrace townhouse offering a wonderful balance of period character, generous accommodation and everyday practicality. Behind its characterful red brick frontage, the home is arranged over three floors and feels surprisingly spacious throughout, with two reception rooms, a kitchen, ground floor bathroom, sunroom, two good size bedrooms and a substantial loft room/bedroom. Full of charm, the property enjoys a light and welcoming atmosphere, with sash-style windows, feature fireplaces, warm timber tones and a gentle cottage feel that suits the age and architecture of the house beautifully. To the rear, a mature cottage garden provides a delightful private retreat, complete with a paved courtyard, lawn, outside store, summerhouse, attractive boundary walls and useful rear access.

Wynton is set in an exceptionally convenient position within the principal town of Newport, perfectly placed on a residential side street that feels remarkably peaceful for such a central location. The town centre is just moments away, offering a broad range of shops, restaurants, cafés, a cinema and everyday amenities, while the Southern Vectis bus station provides excellent connections across the Island. This central setting also makes mainland travel links easily accessible, with routes connecting to both Southampton and Portsmouth, ensuring the property is well placed for those seeking character, practicality and town centre convenience in equal measure.

Welcome to Wynton

From popular Crocker Street, the property makes an immediate impression with its early 19th-century red brick elevations, grey header detailing, sash windows and traditional entrance set beneath a shallow porch. A small front garden and tiled approach create a fitting sense of arrival, while the recessed front door opens into a welcoming hallway that immediately reveals the depth, character and surprising sense of space within this historic townhouse.

Entrance Hall

The entrance hall provides a warm introduction to the home, with timber-effect flooring, a staircase rising to the first floor and access through to the principal ground floor rooms. Its long sightline towards the kitchen and garden beyond gives the house a pleasing sense of flow, while the simple neutral palette allows the period proportions and characterful details to shine.

Sitting Room

Positioned to the front of the property, the sitting room is a comfortable and inviting reception space with a large window drawing in natural light. A feature fireplace with a marble-style surround forms an attractive focal point, complemented by soft neutral décor, timber-effect flooring and glazed internal doors which help maintain the bright feel of the room.

Dining Room

The second reception room is a generous dining room, equally suited to entertaining, relaxed family meals or use as an additional sitting room. A large rear-facing window allows light to pour in from the sunroom and garden, while the fireplace and traditional proportions bring a pleasing sense of period charm. This is a highly flexible room, well placed between the sitting room, kitchen and sunroom.

Kitchen

The kitchen is arranged in a practical galley-style layout with a range of wall and base units, worktop space, appliance provisions and a window overlooking the rear courtyard area. Its direct connection to the sunroom and garden makes it especially practical, allowing the rear of the home to function as a bright and sociable everyday space.

Sunroom

A particularly charming feature of the home, the handcrafted sunroom creates a delightful transition between the kitchen and garden. With timber-framed glazing, exposed brickwork and a peaceful outlook, it offers a sheltered place to sit with morning coffee, read a book or just to enjoy the changing seasons.



Bathroom

The ground floor bathroom is notably generous and includes a bath, separate shower enclosure, wash basin and WC. Light tiling, good proportions and useful storage make this a practical space, positioned beyond the kitchen at the rear of the ground floor accommodation.

First Floor Landing

The first floor landing provides access to two generous bedrooms and a staircase rising again to the second floor.

Bedroom One

Bedroom one is an impressively spacious double bedroom positioned to the front of the property. Full of natural light, it offers ample room for bedroom furniture as well as a seating area, making it feel more like a private suite than a standard bedroom. Soft neutral tones, timber-effect flooring and a feature fireplace add to the room's relaxed character.

Bedroom Two

The second first floor bedroom is another excellent size, overlooking the rear garden. A large window frames views across the established outside space, while the generous proportions allow for a double bed, wardrobes and additional furniture. Bright, calm and well balanced, it would work beautifully as a second main bedroom, guest room or large home office.

Loft Room/Bedroom

Occupying the top floor, the loft room/bedroom is a substantial and versatile space with sloping ceilings, timber-effect flooring and a wide footprint. It lends itself to a variety of uses, from additional accommodation or a guest room to a studio, hobby room or peaceful work-from-home space.

Outside

The rear garden is a wonderful surprise for such a central setting, extending away from the house to create a private and well-established cottage garden. Immediately outside, a paved courtyard provides space for seating and container planting, with the lawn continuing beyond between characterful boundary walls, mature planting and colourful borders. There is also an outside store, summerhouse and useful rear access, adding practicality to the garden's charm. The overall feel is peaceful, enclosed and remarkably private, offering a lovely contrast to the convenience of town centre living.

In Summary

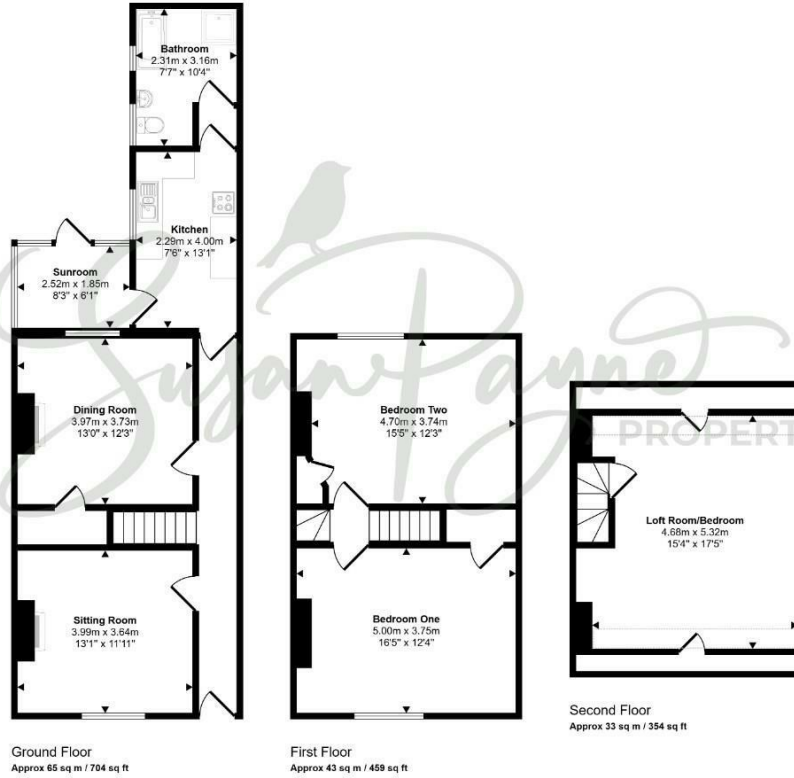
Wynton is a characterful and surprisingly spacious Grade II listed home that combines early 19th-century charm with versatile accommodation and a beautifully established rear garden. Its central Newport location is highly convenient, yet the house retains a welcome sense of privacy and calm, making it an appealing choice for buyers seeking period character, space and everyday accessibility. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

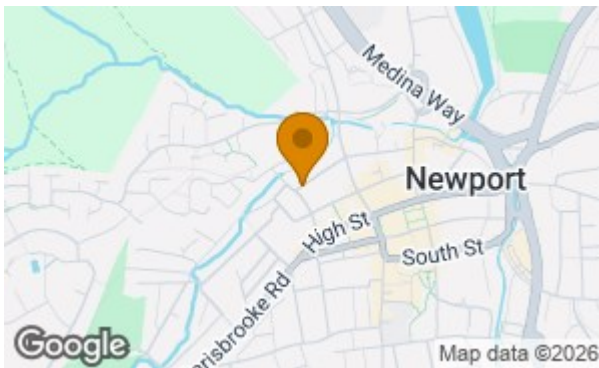
Tenure: Freehold | Council Tax Band: B (Approx £2088.54 for 2026/27) | Services: Mains water, gas, electricity and drainage | Parking - a discounted car park permit is available for the nearby Lugley Street car park



Approx Gross Internal Area
141 sq m / 1517 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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