



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

Albany House

55 Forest Road, Newport, Isle of Wight PO30 5NB



An exquisite Georgian Grade II listed residence, beautifully renovated to combine timeless period elegance with luxurious contemporary living, featuring a separate annexe, swimming pool and glorious landscaped grounds.

- Elegant Georgian country residence rich in original character and charm
- Sympathetically renovated to an exceptional standard throughout
- Outdoor pool with expansive sun terrace and adjacent pool room
- Beautifully landscaped gardens enjoying a high degree of privacy
- Stylish kitchen/breakfast room blending character with convenience
- Elegant formal reception rooms with refined interior styling
- Self-contained annexe ideal for guests or multigenerational living
- Double garage, extensive driveway parking and a helipad
- Pool room, shower facilities, utility and extensive ancillary spaces
- Desirable location close to Newport, Parkhurst Forest and ferry links

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

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Albany House is a distinguished Georgian residence that has been thoughtfully and sympathetically transformed by the current owners into an exceptional family home of incredible character and style. Throughout the property, the careful restoration and enhancement of period features sits beautifully alongside elegant contemporary finishes, creating interiors that feel both timeless and luxurious. From the graceful proportions and natural light to the refined décor palette and high-quality detailing, every aspect of the home has been carefully considered. Offering wonderfully versatile accommodation, the property effortlessly balances formal entertaining spaces with relaxed family living. The substantial self-contained annexe further enhances its appeal, while outside, the beautifully landscaped grounds, which extend to more than an acre, and impressive swimming pool terrace create an outstanding lifestyle setting rarely found so close to Newport. Albany House is a home designed not simply to impress, but to be enjoyed - whether entertaining guests beside the pool, relaxing within the elegant reception rooms, or embracing the tranquillity of its mature gardens and surrounding countryside.

The property is situated in the highly sought-after Albany area, adjacent to the enchanting Parkhurst Forest and close to a number of major Island employers. The location feels rural, but is also within easy reach of Newport, which offers an excellent range of boutique shops, cafés, bars, restaurants and cinema facilities, together with the Island's central bus station providing transport links across the Isle of Wight. Footpaths and bridleways weave through the surrounding countryside and are easily accessible from Albany House, opening up a wonderful selection of rural and riverside walks and rides. Being centrally located means the Island's renowned coastline, spectacular beaches and picturesque West Wight countryside are all within convenient reach, allowing residents to enjoy the very best of Island living. Regular car ferry services from Fishbourne to Portsmouth and East Cowes to Southampton are both accessible within approximately 20 minutes, while the Cowes to Southampton high-speed passenger service is located around five miles away, making mainland connections straightforward for commuters and second-home owners alike.

Welcome to Albany House

Albany House immediately captures attention with its elegant Georgian façade, beautifully balanced proportions and understated sophistication. The approach hints at the quality and care that continues throughout the home, while mature planting and thoughtfully designed outdoor spaces create a wonderful sense of privacy and arrival. Stepping inside, the welcoming entrance hall introduces the home's refined character, where graceful architectural details, soft neutral tones and carefully curated interiors combine to create an atmosphere of warmth and elegance. The sweeping staircase, natural light and beautifully preserved period features immediately convey the owners' meticulous attention to detail and commitment to preserving the home's heritage while embracing modern luxury living.

Entrance Hall

The entrance hall sets an elegant tone for the home, with beautifully proportioned spaces, soft carpeting and a striking staircase enhanced by traditional balustrading and polished wood 'dancing' handrail. Filled with natural light, it offers a graceful introduction to the property's refined Georgian character.

Living Room

A beautifully presented principal reception room offering an inviting atmosphere for both relaxation and entertaining. Arranged around a fireplace, and with built-in storage to each alcove, elegant proportions, tasteful décor and garden outlooks combine to create a sophisticated yet comfortable family living space.

Dining Room

An impressive formal dining room ideal for entertaining, where the home's period proportions and understated styling create an effortlessly elegant setting for family gatherings and special occasions alike. The open fireplace adds to the ambience, and glorious French doors connect to the terrace.



Rear Lobby and Shower Room

Conveniently positioned for use from the pool terrace and gardens, the rear lobby and adjoining shower facilities provide practical support for outdoor living and entertaining while remaining beautifully maintained and in keeping with the quality of the property overall.

Kitchen/Breakfast Room

The kitchen/breakfast room has been thoughtfully designed to balance contemporary practicality with the home's heritage charm. A characterful British Racing Green Aga takes centre stage, and shaker style cabinetry is complemented with hardwood worktops and fresh white tiling, creating generous preparation areas. A central peninsula provides a sociable dining space, creating a warm and welcoming heart to the home perfectly suited to modern family life.

Utility Room

A particularly useful utility room featuring timber worktops, fitted shelving and ample appliance space, combining practicality with characterful styling and excellent everyday functionality.

Boot/Kit Room

The boot room is another fabulously useful area, with excellent storage space for coats, footwear and outdoor equipment, ideal for country and coastal living and ideally positioned next to the garage.

Garage

A substantial garage offering extensive vehicle storage and workshop potential, perfectly complementing the versatility and practicality of the home. A pair of electric up-and-over doors provide access from the driveway, with internal doors leading either to the boot/kit room or into the annex space.

First-Floor Landing

The split-level first-floor landing continues the home's elegant presentation, connecting the bedroom accommodation through bright and beautifully maintained spaces enhanced by the property's period character.

Bedroom One

An impressive principal bedroom enjoying elevated, far-reaching views across the gardens and grounds to both the front and rear, offering a calm and luxurious retreat enhanced by tasteful décor and excellent proportions.

Bathroom

Beautifully appointed and finished in a timeless style, the bathroom offers a luxurious environment featuring quality fittings and elegant detailing. A contemporary freestanding bath is positioned to make the most of the views over the garden and rural landscape beyond, plus there is an opulent walk-in shower, a large vanity basin with storage and mirror over and a low-level WC.

Dressing Room

The dressing room is conveniently positioned adjacent to the bathroom, and provides dedicated wardrobe and storage space, adding a boutique hotel feel to the property.

Bedroom Two

A generously proportioned double bedroom, beautifully presented and enjoying a peaceful outlook over the surrounding grounds. A whole wall of built-in wardrobes provide an enviable amount of storage.

Bedroom Three

A charming and versatile additional bedroom, ideal for family accommodation, guests or home-working requirements.



Annexe

Accessed internally through the garage, or with via its own separate entrance, the annexe adds a wonderful level of flexibility to the accommodation. Currently configured as the ultimate gym space, the size and layout of the accommodation also lends itself to providing fabulous guest accommodation, income potential, or to create a wonderful home-working space.

Annexe Kitchenette

The self-contained annexe includes a well-equipped kitchenette, thoughtfully designed to provide independence and convenience for guests, extended family or potential home-working arrangements.

Annexe Living Space

A spacious and highly versatile annexe living area with access to the gardens and pool terrace, beautifully suited for guest accommodation, multi-generational living, creative workspace or leisure use.

Annexe Bathroom

Complementing the annexe accommodation, the bathroom offers stylish and practical independent facilities finished to a high standard.

Outside

The grounds at Albany House are every bit as impressive as the interiors and have clearly been designed to maximise enjoyment of the property's exceptional setting. Extensive paved terraces surround the striking swimming pool, creating a luxurious resort-like atmosphere ideal for entertaining, alfresco dining and relaxed summer living.

Beyond the terrace, the gardens unfold into expansive lawns bordered by mature trees, established planting and beautifully stocked raised beds, creating both colour and privacy throughout the seasons.

The garden extends into a further, lower garden area, mostly laid to lawn and currently home to a helipad. The grounds extend to a wild meadow area and expand to include a large pond at the southern most boundary.

Seating areas positioned around the grounds provide opportunities to enjoy the tranquil surroundings at every time of day, while the overall plot offers a rare combination of refinement, space and seclusion. The poolside setting, framed by the elegant elevations of the house, perfectly encapsulates the lifestyle quality that Albany House so effortlessly delivers.

Pool Room

With access from the terrace, the pool room offers a versatile recreational space, adding further lifestyle appeal to the property.

In Summary

Albany House represents a rare opportunity to acquire an exceptional Georgian residence that has been lovingly renovated and beautifully styled to create a home of genuine distinction. Combining elegant period character with luxurious contemporary comfort, versatile accommodation and outstanding outdoor leisure facilities, this remarkable property offers an enviable lifestyle within one of Newport's most desirable settings. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: E (Approx £3281.98 for 2026/27) | Services: Mains water, gas, electricity and drainage



Approx Gross Internal Area
231 sq m / 2482 sq ft



Ground Floor
Approx 166 sq m / 1782 sq ft

First Floor
Approx 64 sq m / 691 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 Simple 300.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Agent Notes:

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