



Lower Watchingwell

Yarmouth Road, Watchingwell, Isle of Wight PO30 4LZ

£1,250,000
FREEHOLD



A remarkable, characterful Grade II listed country home, originally dating from 1607, beautifully restored and set within approximately three acres with gated grounds, seven bedrooms, outbuildings, gardens and countryside views.

- Exceptional 17th century detached stone farmhouse
- Beautifully restored, upgraded and maintained throughout
- Featuring Tudor brickwork, period beams and inglenook fireplace
- Principal bedroom suite with dressing room and ensuite bathroom
- Additional unrestored stone barn offering exciting potential
- Set centrally in enchanting, mature landscaped grounds
- Seven bedrooms, with flexible accommodation over three floors
- Kitchen/breakfast room, dining hall, sitting room, snug and study
- Garage, summerhouse, kitchen garden, greenhouse and stone folly
- Rural yet convenient position between Newport and Yarmouth

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

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Lower Watchingwell is an extraordinary Grade II Listed Isle of Wight stone property, believed to date from 1607, with later Victorian and 20th-century additions creating a substantial and wonderfully versatile country home. Rarely does a property combine this depth of history with such an exceptional standard of presentation, and the current owners, who have been custodians for nearly 20 years, have completely restored, upgraded and beautifully maintained both the house and its grounds. The result is an enchanting, secluded home with the atmosphere of a five-star country house hotel, where ancient stone, exposed Tudor brickwork, salvaged 17th-century shipwreck beams and an impressive inglenook fireplace sit effortlessly alongside refined interiors, elegant bathrooms, a superb kitchen/breakfast room and an abundance of modern comforts.

The accommodation is currently arranged with seven bedrooms across three floors, offering tremendous flexibility for family life, guests, home working or multi-generational living. The main house provides over 3000 sqft of internal accommodation, with further useful space within the summerhouse and garage/workshop. Outside, the property sits centrally within its plot, with around half the grounds to the front and half to the rear, including landscaped gardens, lawns, mature trees, patios, a kitchen garden, substantial greenhouse, summerhouse with sundeck, a stone folly and a charming stream at the lower boundary. A ramshackle stone barn, understood not to be listed, offers enormous potential for a future project, subject to any necessary consents.

Watchingwell is an ancient hamlet recorded in the Domesday Book, positioned between Newport and Yarmouth and surrounded by spectacular countryside. The property enjoys a rare sense of seclusion while remaining very convenient for the amenities of Newport, with Yarmouth also within easy reach, offering boutique shopping, a marina and ferry service to the mainland. This is a location that perfectly captures the appeal of country living on the Island, with direct access to a fabulous array of footpaths and bridleways connecting into the wider countryside and onwards across the whole Island. The northern boundary fronts the Yarmouth Road, set behind a stone wall and electric gates. To the south, a footpath leads just inside the boundary and provides direct access to stunning West Wight walks, featuring fantastic scenery and passing a particularly magical local feature - the hidden old private railway station, Watchingwell Halt, tucked away in the countryside to the south of the property near Calbourne.

Welcome to Lower Watchingwell

The approach to Lower Watchingwell is immediately special. Electric gates open to a tree-lined driveway, drawing you through the front grounds and towards the house, which slowly reveals itself in a beautifully private setting. The sense of arrival is both impressive and peaceful, with the historic stone farmhouse sitting comfortably within its mature gardens, framed by lawns, trees and planting. To the front, a generous courtyard and parking area provide a practical and elegant introduction to the home, with the garage/workshop to one side and the wonderful stone elevations, red brick dressings and tiled roof of the farmhouse ahead. It is a property that feels established, loved and deeply rooted in its landscape from the moment you arrive.

Porch

The property is entered via a charming weather porch, a lovely architectural feature which sets the tone for the home beyond. Framed by the historic stone façade and soft sage-green joinery, the entrance has a wonderfully welcoming feel and opens into the characterful ground floor accommodation.

Dining Hall & Sitting Room

At the heart of the original house is a magnificent dining hall and sitting room, a wonderfully atmospheric space showcasing the depth of history within Lower Watchingwell. Exposed beams, substantial ceiling timbers, flagstone and timber flooring, and a beautiful inglenook fireplace create a striking sense of period character, while the elegant interior finish gives the room a calm, refined country-house feel. Woodburning stoves at either end of the space further enhance the ambience, and there is generous space for a large dining table as well as relaxed seating, making this an exceptional room for both everyday family living and entertaining.



Kitchen/Breakfast Room

The kitchen/breakfast room is a superb space and one of the great successes of the current owners' work. Relocated to this position to make the most of the natural light and garden views, it is fitted with bespoke cabinetry, a central island, a beautiful Everhot range, wood panelling, a woodburning stove and flagstone flooring. Wide doors open directly to the rear terrace and gardens, making this a natural everyday hub of the home and a wonderful space for informal entertaining. There is ample room for relaxed seating and dining, while the connection to the outside gives the room a particularly bright and uplifting feel.

Study

The study is positioned off the main ground floor accommodation and enjoys a peaceful outlook. Well suited to home working, reading or administration, it is a useful and versatile room which supports the flexibility of the wider layout.

Snug

Finished with elegant panelling and a wood-burning stove the snug has a warm ambience and would work beautifully as a cinema room, winter sitting room or relaxed family space. It is an excellent example of how the house blends period architecture with more contemporary country comfort. The snug could also be used in combination with the utility room and the ground floor cloakroom, which retains plumbing connections for a shower if required, to create a fantastic ground floor self-contained suite.

Utility Room

The utility room is an excellent practical space, fitted with laundry facilities, storage, a butler-style sink, eye level Bosch electric oven and microwave as well as plumbing for a washing machine, tumble drier and dishwasher. With access to the outside, it is ideal for country living, dogs, boots and everyday household management, while remaining in keeping with the style and quality of the main house.

Cloakroom

A beautifully finished ground floor cloakroom serves the main living spaces. Presented in a traditional style with quality fittings and soft neutral tones, it adds practical convenience without compromising the overall character and finish of the house.

First-Floor Landing

The first-floor landing is full of character, with exposed Tudor brickwork, beams and carefully restored detailing. Rather than simply serving the bedrooms, it forms part of the charm of the house, revealing the age and construction of the building as you move through the space.

Bedroom One

Bedroom one is an elegant principal bedroom with a generous footprint and a beautifully calm decorative scheme. It has the feel of a luxurious boutique hotel suite, with lovely proportions, attractive views over the grounds and a refined country-house atmosphere.

Dressing Room

The dressing room adjoins the principal bedroom and is fitted with bespoke wardrobes, creating a highly practical and luxurious private dressing area. It gives the principal suite a particularly impressive sense of space and privacy.

Ensuite Bathroom

The ensuite bathroom is beautifully appointed, with a freestanding clawfoot bath, stylish tiling, quality fittings and a soft, elegant finish. It combines modern luxury with a classic period sensibility, perfectly complementing the principal bedroom suite.



Bedroom Two

Bedroom two is a spacious double bedroom with a soft, classic decorative style and a lovely period feel. It features an attractive fireplace and has ample room for freestanding furniture, making it an excellent guest or family bedroom.

Bedroom Three

Bedroom three is another generous double bedroom, positioned on the first floor and presented in keeping with the rest of the house. Comfortable and versatile, it would work equally well as a guest room, child's room or additional principal bedroom if required.

Bedroom Four

Bedroom four is a further well-proportioned bedroom, offering flexibility for family use, guests or occasional accommodation. Its position within the first-floor layout makes it highly practical, particularly for larger households.

Bedroom Five

Bedroom five is currently arranged as a dressing room, but could equally be used as a bedroom, nursery, study or hobby room. This is a useful and adaptable space which highlights the flexibility of the seven-bedroom arrangement.

Family Bathroom

The family bathroom serves the first-floor bedrooms and is finished in a classic style, with a freestanding bath, separate shower, pedestal basin and traditional fittings. It has a bright, elegant feel and sits comfortably within the period character of the property.

Second Floor Gallery Landing

The second floor opens onto a generous gallery landing, creating a charming additional space beneath the roofline. With exposed brickwork, beams and a cosy atmosphere, this area could be used as a reading nook, play space, study area or quiet retreat. The landing could combine with bedrooms' six and seven to create a fantastic top floor suite.

Bedroom Six

Bedroom six is a large and characterful second floor room, with vaulted ceilings, exposed beams and a relaxed, private feel. Its size and position make it particularly versatile. Currently in use as a fantastic music room, the room lends itself to use as a bedroom, studio, teenager's retreat, guest suite or creative workspace.

Bedroom Seven

Bedroom seven is another appealing second floor bedroom, tucked beneath the eaves with a warm and intimate atmosphere. It would make a delightful guest room, child's bedroom or additional study, and adds further flexibility to the overall accommodation.

Gardens and Grounds

The grounds are a major part of the appeal of Lower Watchingwell. Extending to approximately three acres, they have been extensively landscaped and improved by the current owners, with lawns, mature trees, hedging, flagstone patios, seating areas and planted borders creating a series of beautiful outdoor spaces.

To the rear of the house, a flagstone terrace provides a wonderful place for outdoor dining, with direct access from the kitchen/breakfast room. The terrace continues to the side, linking the main home to the summerhouse and providing a grand outside dining area beneath a characterful pergola. Beyond this, the gardens open into generous lawns framed by trees and the surrounding countryside, with the property feeling wonderfully private and secluded.

A stone folly in the garden creates the ultimate firepit and seating area, full of romance and character. There is also a kitchen garden with raised beds and a substantial greenhouse, ideal for those wanting to embrace a country lifestyle and grow their own produce.

**Summerhouse**

The summerhouse, set beside its own sundeck, offers a peaceful retreat overlooking the gardens. It could be used for reading, working, hobbies or simply enjoying the setting.

Garage/Workshop

The garage and workshop building is currently configured to include a golf simulator/animal grooming room arrangement, but could equally become an excellent garage, workshop or hobby space.

Barn

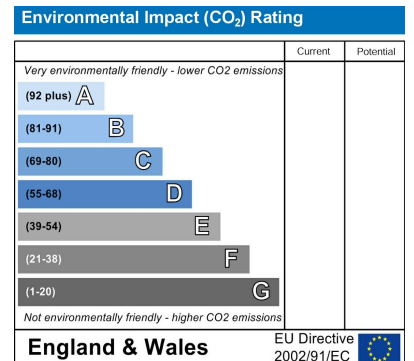
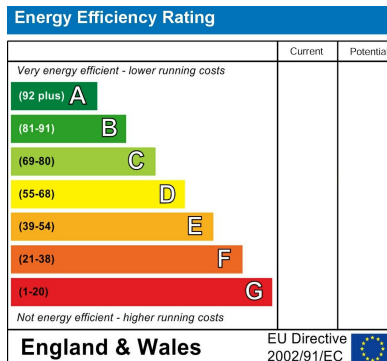
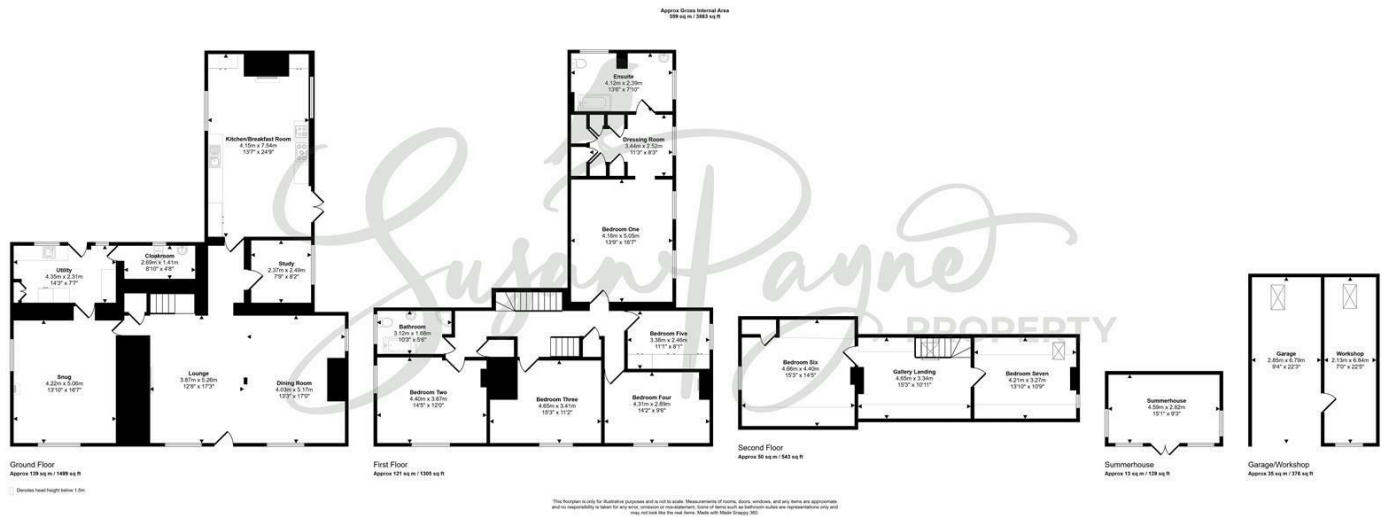
The additional stone barn is a highly exciting feature. Ramshackle and untouched by the current owners, it offers enormous potential, subject to any necessary consents, perhaps as holiday let accommodation, stabling, garaging, a studio or further ancillary space. The vendors had intended this to be their next project, leaving a rare opportunity for the next owner to add their own chapter to the property.

In Summary

Lower Watchingwell is a genuinely remarkable home: historic, luxurious, secluded and beautifully evolved for modern country living. With origins dating back to 1607, later Victorian and 20th-century additions, approximately three acres of grounds, seven bedrooms, exceptional interiors and a superb collection of outbuildings and garden features, it offers both a magnificent family home and an outstanding lifestyle opportunity. The house has been restored with great care and imagination, blending ancient fabric with elegant contemporary comfort to create one of the Island's most enchanting period homes. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: H (Approx £5079.78 for 2026/27) | Services: Mains gas, electricity and water. Private drainage - the cesspit is understood to be compliant as a soakaway system, with a new pump installed last year. A new boiler was installed approximately 10 years ago and now operates with a Nest control system.



Agent Notes:

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