



43 Clatterford Shute
Newport | Isle of Wight | PO30 1PD

SELLER INSIGHT

“ It is so difficult to put into words how much we have enjoyed living in this beloved home and its gorgeous surroundings in the picturesque ye olde village of Carisbrooke. Every aspect of living here has enriched our lives, and we have tended to this historic house and its country garden with as much love and care as possible. Alas, our plans have taken a new direction, so the home will be ready for its new happy owners.

The house itself oozes character at every glance, and every room has its own unique charm. The house bricks were hand-made nearby at Prangnell Brickworks by Newtown Creek, and you will spot the makers 'key' brick-mark on several, as well as a signed 'Prangnell' brick by the wisteria at the front of the house. The garden also has its own unique spaces and boasts a beautiful central flowerbed which turns into a wonderful tapestry of colourful blooms in the summer. There is a grape bearing vine, and a fig tree that provides delicious fruit in abundance, as well as apples, conference pears, and Bramleys for delicious apple crumble! The garden is also shared by a local red squirrel family, as well as passing pheasants and ducks.

The surrounding countryside is glorified by the charming waterways and fords that cross the lanes nearby, and the natural marshland opposite is home to an abundance of wading birds. To complete the scene, beautiful Carisbrooke Castle stands a 5-minute walk up the Public Footpath, and the whole local landscape is set within a nationally designated 'Area of Outstanding Natural Beauty', enjoyed by following the many scenic paths leading to all directions, including the renowned Tennyson Trail. The water-ford crossing Clatterford Shute is a unique thing of beauty, and is easily traversed by car, as is the one on nearby Frogmore Lane.

Although it feels like we are in the middle of the countryside, the County Town of Newport with all its amenities is less than 10 minutes by car, or a 20-minute stroll, and being centrally located, island towns, ferry terminals, activity sites, and of course the beaches, are all within easy reach.

Many of our neighbours are longstanding, and this friendly and helpful bunch identify as proud residents of 'The Shute'.

The most heartfelt aspect of living in this wonderful house is the peacefulness of its location, where at any time or day or night, the serene natural sounds are very rarely interrupted by human noise. We have been very proud to have been the latest guardians of this wonderful home. *

* 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

43 Clatterford Shute

A beautifully preserved period, Grade II listed home set within a peaceful village landscape, this charming residence blends historic character with modern comfort to create a warm and inviting place to live. Approached along a quiet country lane, it immediately impresses with its traditional brick façade, cottage-style features, and a welcoming pathway that leads to the front entrance. Inside, the home unfolds with an effortless flow, offering a choice of versatile living spaces ideal for both relaxed family life and entertaining.

Stepping through the entrance porch, the sense of history is unmistakable. Flagstone floors, exposed brickwork, wooden floorboards, and original doors all speak to the property's heritage, which dates back to the mid 1700s. Subtle details, including unique brick markings, add to its individuality and charm. The lounge is a wonderfully cosy space, filled with natural light and centred around a feature fireplace with a wood burning stove. Across the hall, a snug provides an additional retreat, perfect as a reading room or study, complete with its own character fireplace.

The farmhouse style kitchen is a standout feature, thoughtfully designed with wooden work surfaces, fitted cabinetry, and space for a range cooker. Windows frame views of the garden, while a glazed floor panel reveals an original well beneath, offering a striking reminder of the home's long history. From here, the garden room extends the living space beautifully. Surrounded by windows and warmed by a wood burning stove, it provides an idyllic setting for dining, relaxing, or hosting guests throughout the year.

Upstairs, three bedrooms offer comfortable and flexible accommodation. The principal bedroom is generously sized with built in wardrobes and a feature fireplace, while the second bedroom enjoys lovely front facing views. The third bedroom, currently used as a dressing room, can easily adapt to suit individual needs. A well appointed family bathroom with both a bath and separate shower completes the first floor.

A particular highlight of this property is the self contained annexe, accessed internally yet perfectly suited to remain independent if desired. With its own kitchen, shower room, and open plan living and sleeping area, it is ideal for multigenerational living, providing an income, visiting guests, or those seeking a private workspace or studio. The property also benefits from electric radiators in the majority of rooms.

Outside, the gardens have been thoughtfully landscaped to create a tranquil outdoor haven. A paved terrace offers the perfect spot for al fresco dining, while lawns, mature shrubs, and colourful planting provide year round interest. Elevated views enhance the sense of privacy and calm. A gravelled driveway leads to a large detached double garage which holds two cars, equipped with an electric roller door, electric vehicle charging point, and additional storage space.

Set moments from the historic village centre, surrounded by countryside walks and the grounds of Carisbrooke Castle, this home offers the best of village living with excellent amenities close by. With its blend of character, space, and versatility, alongside the rare benefit of a separate annexe, it presents an exceptional opportunity for those seeking a peaceful yet well connected lifestyle on the island.







Travel Information

9.7 miles from Yarmouth to Lymington Ferry Terminal
 6.6 miles from Fishbourne to Portsmouth Ferry Terminal
 7.1 miles from East Cowes to Southampton 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 & Medina Theatre, Newport	2.7 miles
Newport Golf Club & Driving Range, Newport	2.7 miles
Newclose County Cricket Ground, Blackwater	2.4 miles
Lakeside Hotel & Spa, Wootton	5.7 miles

Healthcare

Doctors Surgeries	
Carisbrooke Health Centre, Carisbrooke	01983 522150
Medina Healthcare, Newport	01983 522198
The Dower House Surgery, Newport	01983 523525
The Lighthouse Clinic, Newport	01983 552590

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	2.5 miles 01983 822099

Education

Primary Schools	
Carisbrooke C of E Primary School, Carisbrooke	01983 522348
St Thomas Of Canterbury Primary School, Carisbrooke	01983 522747
Newport C of E Primary School, Newport	01983 522826
Summerfields Primary School, Newport	01983 525085
Hunnyhill Primary School, Newport	01983 522506

Secondary Schools/Colleges

Carisbrooke College, Carisbrooke	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
The Island VI Form, Newport	01983 522886
The 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

Entertainment

Restaurants / Bars
 The Bargeman's Rest, Newport
 Correo Lounge, Newport
 Da Vinci Mediterranean Restaurant, Newport
 Hewitt's Restaurant & Rooms, Newport

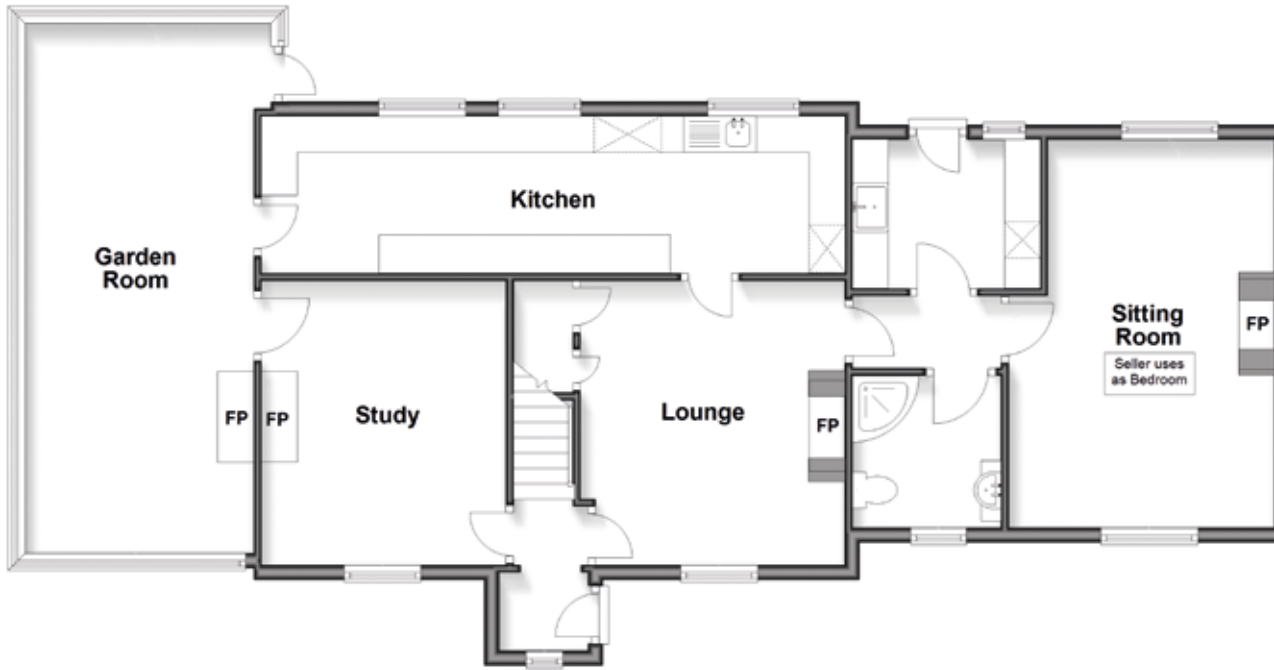
Burrs, Newport
 Blacksmith Arms, Calbourne
 The Sun Inn, Calbourne
 Dairyman's Daughter, Arreton
 Fighting Cocks, Arreton
 Chequers Inn, Rookley
 The Garlic Farm Restaurant, Newchurch

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

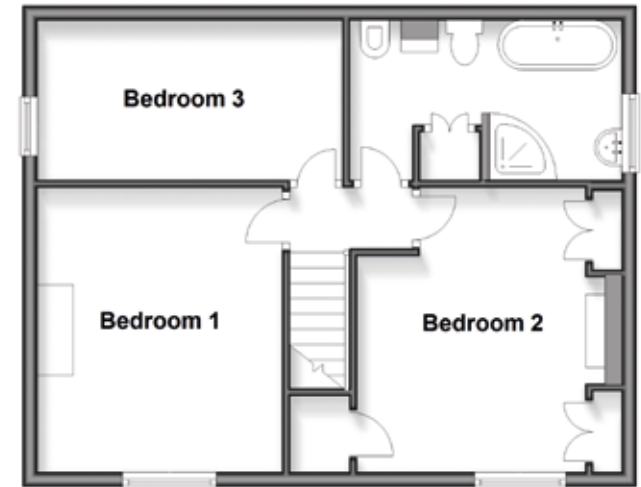
Local Attractions / Landmarks

Monkey Haven Primate Rescue Centre, Newport
 Robin Hill Country Park, Downend
 Carisbrooke Castle, Carisbrooke
 Quarr Abbey, Binstead
 Amazon World Zoo Park, Newchurch
 Isle of Wight Pearl Centre, Brighstone
 Tapnell Farm, Yarmouth
 St Catherine's Oratory, Niton
 Wildheart Animal Sanctuary, Sandown

Ground Floor
Approx. 106.9 sq. metres (1150.9 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.0 sq. feet)



GROUND FLOOR

Entrance Porch	
Hallway	
Study	12'11 x 11'1
Lounge	12'9 x 12'2
Inner Hall	
Shower Room	
Sitting Room	17'10 x 12'1
Utility Room	
Kitchen	26'3 x 6'10
Garden Room	24'8 x 10'4

FIRST FLOOR

Landing	
Bedroom 1	12'11 x 11'3
Bedroom 2	12'11 x 11'1
Bedroom 3	13'6 x 7'3
Family Bathroom	

OUTSIDE

Front Garden
Driveway Parking
Rear Garden

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 © 2026 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: 22.05.2026



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