



Seal House
30 Sea Street | Newport | Isle of Wight | PO30 5BW

SELLER INSIGHT

“ Newport sits at the heart of the Isle of Wight, offering a blend of historic charm and modern convenience that makes it one of the island's most desirable places to live. As the island's county town, it provides a vibrant mix of independent shops, cafés, restaurants, and cultural landmarks, all centred around its attractive Georgian and Victorian architecture. The town's riverside setting along the River Medina adds a peaceful, scenic backdrop, with walking routes and green spaces that create a relaxed, welcoming atmosphere.

Perfectly positioned, Newport offers excellent connectivity to every corner of the island. Whether commuting, exploring the coastline, or enjoying the island's renowned outdoor lifestyle, residents benefit from being just a short drive from beaches, countryside trails, and ferry links to the mainland. The area is also home to key amenities including schools, healthcare facilities, and the popular Quay Arts Centre, making it an ideal location for families, professionals, and retirees alike.*



* 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

Seal House

This exceptional Grade II listed residence is one of Newport's most distinguished period homes, offering a rare blend of architectural elegance, rich heritage, and generous, versatile accommodation. Perfectly positioned within the historic Little London quarter, it sits just a short stroll from the Quay, town centre amenities, and excellent transport links, making it an ideal choice for those seeking characterful living in a highly convenient setting.

Dating in part to the late 17th century and formally recorded in the 1752 directory, the property presents a striking Georgian façade complete with traditional sash windows, original shutters, and charming window seats. It's fascinating past is woven into the fabric of Newport's history. Once a customs house where goods were held "under seal," and later operating as The Sloop Inn, its 1860s licence inscription still visible above the entrance, the building carries a unique narrative rarely found in residential homes. Beneath the house, the cellar retains remnants of a historic tunnel and rail system believed to have linked to the former bonded warehouse at what is now the Quay Arts Centre, adding further intrigue to its already captivating story.

Inside, the accommodation is both substantial and adaptable. Three reception rooms on the ground floor provide superb flexibility for formal entertaining, relaxed family living, or dedicated workspace. The fully panelled drawing room is a standout feature, exuding period grandeur, while the snug offers a warm, intimate retreat. The spacious kitchen/breakfast room forms the everyday heart of the home, perfectly suited to family gatherings and modern living, supported by a separate butler's pantry and ground floor cloakroom. Buyers considering layout changes may find inspiration in interior planning ideas or period home design.

The first-floor hosts three generous double bedrooms, including one with ensuite facilities, alongside a beautifully appointed family bathroom featuring a roll top bath. A separate snug provides an ideal space for home working or quiet reading. The second floor offers two substantial loft rooms currently used for storage but presenting excellent potential for further accommodation, subject to any necessary consents, an appealing prospect for those exploring heritage property extensions.

Outside, the enclosed walled garden offers a peaceful and private haven, ideal for outdoor dining and entertaining. A brick built outbuilding and extensive internal storage further enhance practicality, making the home well suited to family living or multi generational arrangements. Those seeking inspiration for enhancing the outdoor space may enjoy exploring garden design inspiration.

The property also holds connections to notable local figures, including Sir Tristram Dillington, 5th Baronet of Knighton and MP for Newport, who is reputed to have lost ownership in a card game in 1721, an anecdote that adds colour to its already rich history.

This is a rare opportunity to acquire a historically significant and highly individual home offering substantial accommodation, architectural beauty, and exceptional character in one of Newport's most established and sought after locations.







Travel Information

5.1 miles from Fishbourne to Portsmouth Ferry Terminal
4.9 miles from East Cowes to Southampton Ferry Terminal
12.9 miles from Yarmouth to Lymington 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, Newport	1.3 miles
Lakeside Spa & Hotel, Wootton	4.1 mile
Newport Golf Club & Driving Range, Newport	1.9 miles
Newclose County Cricket Ground, Blackwater	1.9 miles

Healthcare

Doctors Surgeries	
Medina Healthcare, Wootton	01983 522198
The Dower House Surgery, Newport	01983 523525
Carisbrooke Health Centre, Carisbrooke	01983 522060
The Lighthouse Clinic, Newport	01983 552590

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	1 mile (01983 822099)

Education

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

Secondary Schools/Colleges	
Carisbrooke College, Newport	01983 524651
Christ The King Upper College	01983 537070
Medina College	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form	01983 522886
Isle of Wight College	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634

Entertainment

Restaurants / Bars
Burrs Restaurant, Newport
Hewitt's Restaurant & Rooms, Newport

Bargeman's Rest, Newport Quay
Correo Lounge, Newport
Da Vinci Mediterranean Restaurant, Newport
The Eight Bells, Carisbrooke
The Blacksmiths, Calbourne
The Cockle, Island Harbour Marina

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

Local Attractions / Landmarks

Osborne House - East Cowes
Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend
Appley Tower & Beach – Appley
Carisbrooke Castle - Newport
Monkey Haven, Primate Rescue Centre - Newport
Butterfly World - Newport
Wildheart Animal Sanctuary – Sandown
Amazon World Zoo - Newchurch
Tapnell Farm Park - Yarmouth

Split Level Ground Floor

Approx. 97.5 sq. metres (1049.8 sq. feet)
(including Shed)



Split Level First Floor

Approx. 95.6 sq. metres (1029.2 sq. feet)



Second Floor

Approx. 59.3 sq. metres (638.1 sq. feet)



GROUND FLOOR

Entrance Hallway	
Drawing Room	14'7 x 13'10
Dining Room	14'8 x 13'2
Snug	12'1 x 10'10
Cloakroom	
Kitchen / Breakfast Room	14'7 x 11'9
Butlers Pantry	5'10 x 4'9

FIRST FLOOR

Landing	
Bedroom 1	14'10 x 12'9
En-Suite Shower Room	5'10 x 5'9
Bedroom 2	14'9 x 13'4
Bedroom 3	14'4 x 14'2
Family Bathroom	11' x 10'11
Bedroom 4	9'5 x 4'7

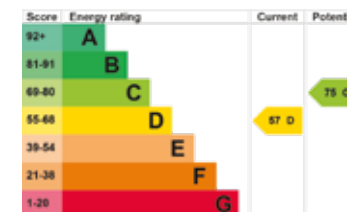
SECOND FLOOR

Landing	
Loft Room 1	32' x 12'6
Loft Room 2	15'5 x 11'4

OUTSIDE

Rear Garden
Shed

Council Tax Band: E
Tenure: Freehold



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